Fields New Road, Chadderton, Oldham, OL9 8BT
GROUND FLOOR APARTMENT | 2 BEDROOM | OPEN PLAN LOUNGE/KITCHEN | UPVC DOUBLE GLAZING
GAS CENTRAL HEATING | ALLOCATED PARKING SPACE | EPC RATING C

Asking Price: £79,995
Fields New Road, Chadderton, Oldham, OL9 8BT

Modern and tastefully decorated first floor apartment situated in a pleasant location and built by redrow. The accommodation comprises of spacious entrance hallway, open plan lounge/modern fitted kitchen, 2 bedrooms and family bathroom. The property also benefits from gas central heating and Upvc double glazing and has private allocated parking to the rear. Located conveniently for access to M60/M62 motorway network and within easy reach to South Chadderton metrolink station.

**ENTRANCE HALL**
Entrance door, 2 storage cupboards, door entry system, Upvc double glazed window.

**OPEN PLAN LOUNGE / KITCHEN**
Spacious open plan living, lounge area has Upvc double glazed window, radiator & fitted carpet. The kitchen has modern wall and base units with Work surfaces and breakfast bar, integrated fridge freezer, stainless steel electric oven, gas hob and chimney extractor, stainless steel sink unit with mixer taps, Upvc double glazed window and extractor fan.

**BEDROOM 1**
3.84m (12' 7") x 2.77m (9' 1")
Fitted carpet, Upvc double glazed window & radiator.
**BEDROOM 2**
3.20m (10' 6") x 2.01m (6' 7")
Upvc double glazed window & radiator.

**BATHROOM**
With modern 3 piece suite comprising of panelled bath with tiled walls, thermostatic shower over & glass shower screen, low level wc and wall hung basin with chrome mixer taps, extractor fan, Upvc double glazed window & radiator.

**EXTERNALLY**
Lawned communal area to front leading to entrance with key pad operated door entry system, Private allocated off road parking to rear.

**TENURE**
Leasehold - Ground Rent £140 pa
Service Charge £80 pcm (Solicitors to confirm details)
Council Tax Band A

**OPENING HOURS**
Monday - Friday 09:00 - 17:00
Saturday 10:00 - 14:00

**TELEPHONE LINES OPEN**
Monday - Friday 08:00 - 20:00
Saturday & Sunday 09:00 - 16:00

**THINKING OF SELLING?**
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**Energy Performance Certificate**

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.