



Broadway

Chadderton, Oldham

£259,950

- Semi-Detached Dormer Bungalow
- Four Double Bedrooms
- Dining Room/Bedroom Five
- Fitted Kitchen/Diner
- Bathroom & Shower Room
- Mature Gardens To Front & Rear
- Convenient Location
- EPC Rating -



This is a well presented, unique, semi-detached property offering versatile family accommodation. Situated in a popular location close to local shops, amenities and public transport links and just a short drive from the North West motorway connections. Internally comprising of: entrance porch, hallway, lounge, dining room/bedroom five, kitchen/diner, bedroom four and bathroom to the ground floor with three double bedrooms and a shower room to the first floor. Externally there are gardens to both the front and rear. The property benefits from gas central heating and uPVC double glazing.

ENTRANCE PORCH

uPVC double glazed construction with front entrance door and tiled floor covering.

HALLWAY

With staircase rising to the first floor and wood floor covering.

LOUNGE

12' 3" x 13' 11" (3.73m x 4.24m) With double glazed bay window, fitted carpeting, feature fireplace with surround and hearth, coved ceiling, radiator.

DINING ROOM/BEDROOM FIVE

9' 2" x 10' 2" (2.79m x 3.1m) Versatile room that could be used as a further ground floor bedroom, with double glazed bay window, fitted carpeting, radiator.

BEDROOM FOUR

10' 4" x 12' 7" (3.15m x 3.84m) With rear aspect double glazed window, fitted carpeting, radiator.

KITCHEN/DINER

8' 10" x 16' 9" (2.69m x 5.11m) With fitted wall and base units, worktops, one and a half bowl sink unit with mixer tap, gas hob, integrated double oven, extractor fan, part

tiled walls, plumbed for an automatic washing machine, space for a fridge and freezer, Quarry tiled floor covering, double glazed patio doors leading into the rear garden.

BATHROOM

9' 3" x 6' 11" (2.82m x 2.11m) Fitted with a three piece suite in white comprising of: panelled bath with shower mixer tap, electric shower, low level w.c, wash hand basin, radiator, fully tiled walls, obscure double glazed window.

LANDING

BEDROOM ONE

9' 2" x 18' 5" (2.79m x 5.61m) With dual aspect double glazed windows, fitted carpeting, radiator.

BEDROOM TWO

11' 5" x 15' 4" (3.48m x 4.67m) With front aspect double glazed window, small loft space, fitted carpeting, radiator.

BEDROOM THREE

11' 7" x 9' 7" (3.53m x 2.92m) With rear aspect double glazed window, fitted carpeting, radiator.

SHOWER ROOM

6' 0" x 6' 0" (1.83m x 1.83m) Fitted with a three piece suite in white comprising of: corner shower cubicle, low level w.c, wash hand basin, radiator, obscure double glazed window.

EXTERNALLY

To the front of the property there is a paved garden with mature shrubs and trees, low boundary walls and an entrance gate. To the rear a large family garden with lawn area, large decked patio area, mature borders with trees and shrubs and a paved patio area.

ADDITIONAL INFORMATION

TENURE: Solicitor to confirm details.

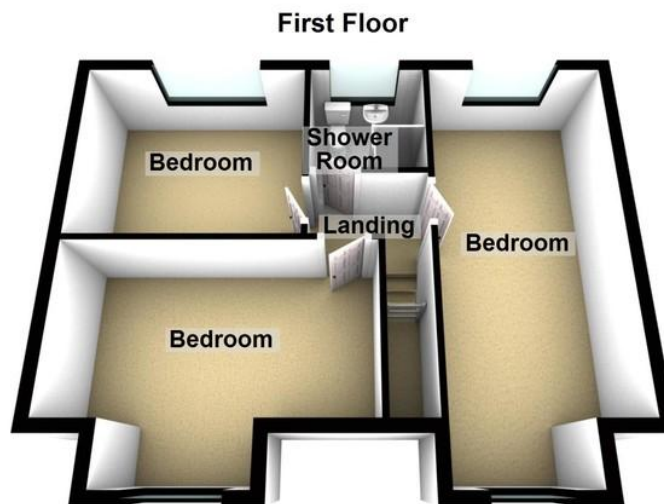
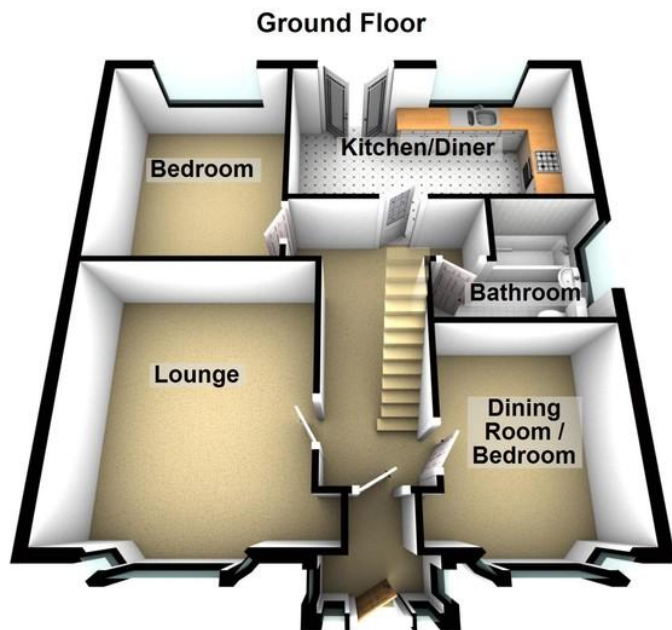
COUNCIL BAND: B

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

AGENTS NOTE

Whilst every care has been taken to prepare these sales particulars they are for guidance purposes only. Potential buyers should fully investigate any issues that maybe personally important to them prior to completion. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Fixtures and Fittings stated as included in the property are based on achieving the asking price.





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