

# HUNTERS®

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## Springbank

Chadderton, OL9 9JB

Price £210,000



- CONVENIENTLY LOCATED
- KITCHEN EXTENSION
- GAS CENTRAL HEATING
- ENCLOSED GARDEN
- EPC RATING C

- SEMI-DETACHED
- 2 DOUBLE BEDROOMS
- UPVC DOUBLE GLAZING
- DRIVEWAY & DETACHED GARAGE

Tel: 0161 669 4833

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Chadderton, OL9 9JB

Price £210,000



Located on Springbank, Chadderton, this delightful semi-detached house offers a perfect blend of comfort and convenience. Built circa 1935, the property has been well presented and maintained, showcasing its enduring appeal.

The property boasts two spacious bedrooms, providing ample space for a small family or professionals seeking a comfortable living environment. The well-appointed bathroom ensures that daily routines are both practical and pleasant. With gas central heating and UPVC double glazing, the home promises warmth and energy efficiency throughout the seasons.

One of the standout features of this residence is its elevated position, which not only enhances its aesthetic charm but also offers a sense of privacy. The block-paved driveway provides parking for up to 2 vehicles, while the detached garage adds further convenience for storage or additional parking.

The enclosed garden is a lovely outdoor space, perfect for enjoying the fresh air or hosting gatherings with friends and family. Additionally, the property is conveniently located with easy access to local transport links, making commuting and exploring the surrounding areas a breeze.

This semi-detached house in Springbank is an excellent opportunity for those seeking a well-maintained home in a desirable location. With its combination of space, comfort, and accessibility, it is sure to appeal to a variety of buyers.



### Entrance Hall

Upvc entrance door, stairs to first floor landing.

### Lounge

13'5" x 12'5" (4.1m x 3.8m)

Upvc double glazed bay window, radiator.

### Dining Room

13'5" x 10'2" (4.1m x 3.1m)

Understairs storage, radiator, Upvc French doors to rear.

### Kitchen

11'9" x 6'6" (3.6m x 2.0m)

Fitted wall and base units with work surfaces and splashback. Upvc double glazed window.

### Bedroom 1

13'5" x 15'8" (4.1m x 4.8m)

Fitted wardrobes, Upvc double glazed window, radiator.

### Bedroom 2

13'9" x 7'2" (4.2m x 2.2m)

Fitted wardrobes, Upvc double glazed window, radiator.

### Bathroom

7'6" x 5'10" (2.3m x 1.8m)

4 piece suite comprising jacuzzi bath, corner shower enclosure, wash hand basin and low level wc. Wall and Floor tiles, Upvc double glazed window, heated chrome towel rail.

### Loft Space

18'4" x 9'2" (5.6m x 2.8m)

Pull down loft ladder, velux roof window.

### Detached Garage

Power and lighting, up and over door to the front and pedestrian door leading to garden.

### Externally

Good sized outside space to both the front and rear. The front has been flagged for easy maintenance whilst to the rear is a block paved driveway and detached garage.

### Material Information - Oldham

Tenure Type; Leasehold

Leasehold Years remaining on lease; 902

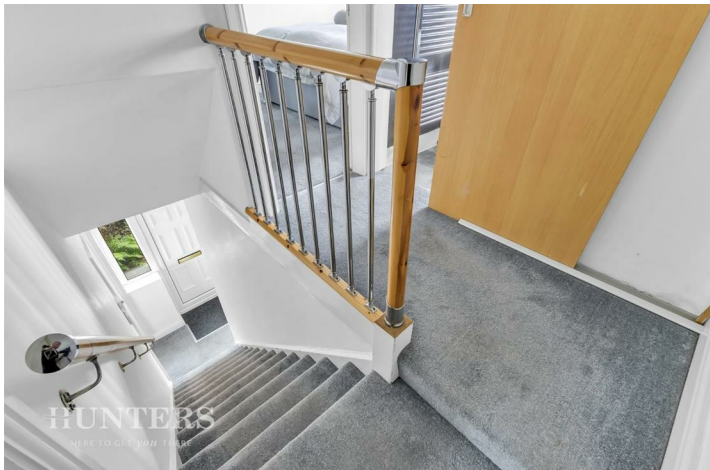
Leasehold Ground Rent Amount, £3.15

Council Tax Banding; B

Floorplan



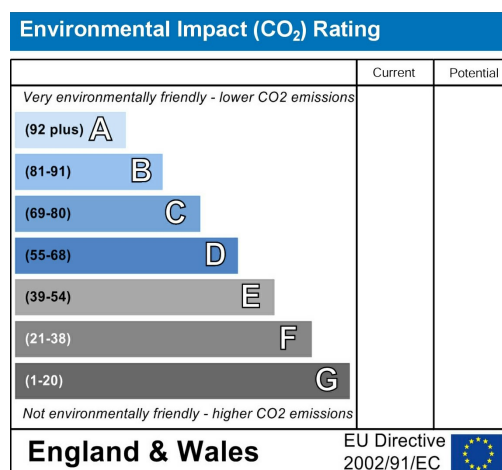
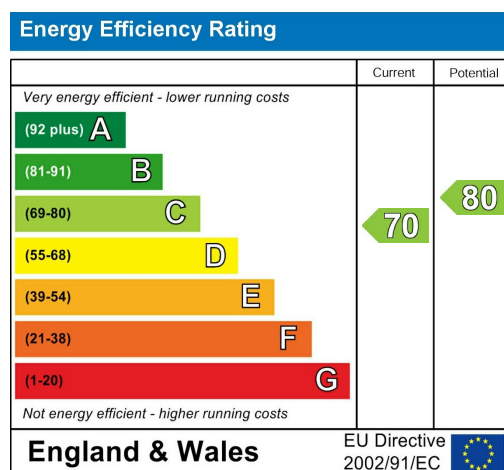








## Energy Efficiency Graph



## Viewing

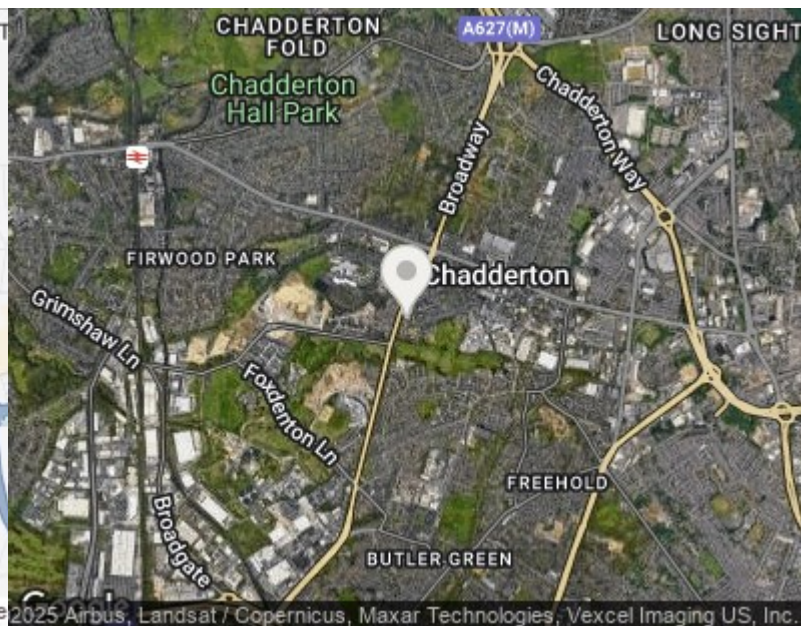
Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map







These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. 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.

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