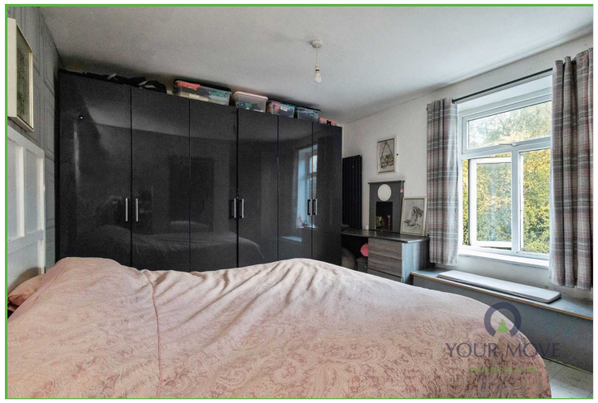
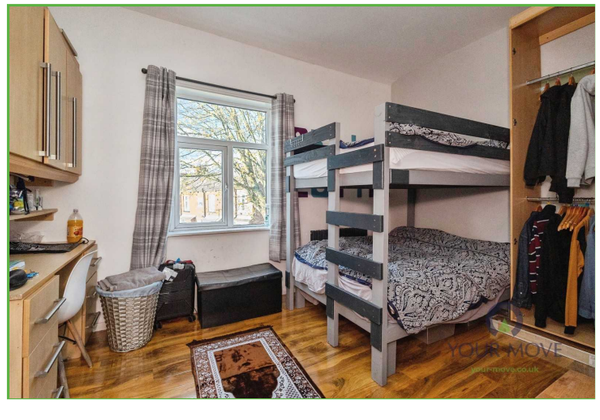


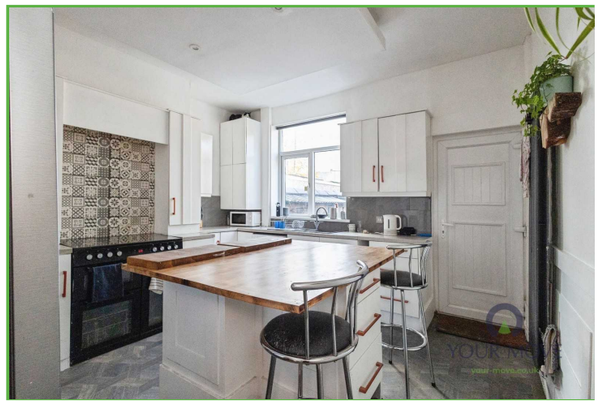


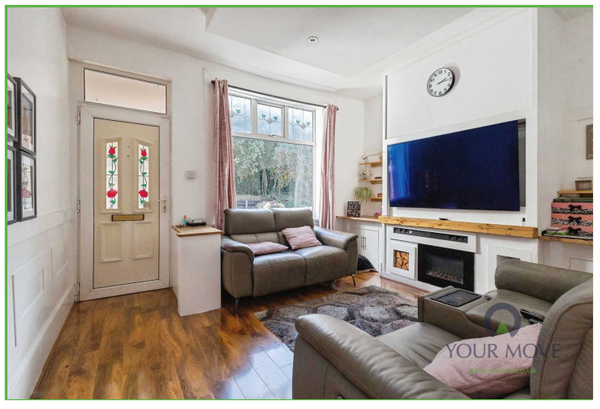












Agnes Street, Chadderton,
Oldham, Greater Manchester, OL9

Asking Price: £170,000

Tenure: Leasehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Agnes Street, Chadderton, Oldham, Greater Manchester, OL9

Asking Price: £170,000 Tenure: Leasehold

Council Tax Band: A EPC Rating: D Local Authority: Oldham Council

Other important information which you will need to know about this property can be found at your-move.co.uk

Offering a fantastic combination of comfortable living accommodation, versatile additional space and generous outdoor areas, this attractive two bedroom end-terrace property is sure to appeal to a range of buyers. Benefiting from two double bedrooms, a conservatory, useful attic conversion, off-road driveway parking and a larger-than-average wraparound garden, the property offers plenty to enjoy both inside and out.

Entrance Porch
Upon entering the property, you are welcomed into a handy entrance porch, providing a practical space for storing coats and shoes.

Living Room
13'7" x 12'5" (4.14m x 3.78m)
Positioned to the front of the property, the living room is a bright and airy space, offering a lovely setting to relax and unwind. There is plenty of room for comfortable seating and additional furnishings, making this a welcoming reception room.

Kitchen Diner
13'5" x 13' (4.1m x 3.96m)
Situated to the rear of the property, the kitchen diner offers a practical yet sociable space, ideal for everyday cooking and dining. With room for a dining table and chairs, it provides a great area for family meals and entertaining, with access through to the conservatory.

Conservatory
9'3" x 7'8" (2.82m x 2.34m)
Located to the side of the property, the conservatory provides valuable additional living space and offers a lovely place to sit and enjoy views of the garden. Whether used as an additional seating area, dining space or somewhere to enjoy a morning coffee, it adds further versatility to the ground floor.

Bedroom 1
13'7" x 12'1" (4.14m x 3.68m)
A well-proportioned double bedroom positioned on the first floor, offering a comfortable and relaxing space. There is ample room for a double bed and accompanying bedroom furniture, making this an ideal principal bedroom.

Bedroom 2
13'7" x 9'10" (4.14m x 3m)
Another generously sized double bedroom, providing excellent flexibility for a growing family, guests or those requiring a home office. The room offers plenty of space for bedroom furnishings while maintaining a comfortable feel.

Family bathroom
5'10" x 5'6" (1.78m x 1.68m)
The first floor is completed by a family bathroom, conveniently serving both bedrooms and providing the essential facilities for everyday family living.

Attic room
12' x 9'7" (3.66m x 2.92m)
The property also benefits from an attic conversion, providing useful additional space ideal for a home office, hobby room or storage. Please note this does not have building regulations approval and cannot be classed as a bedroom.

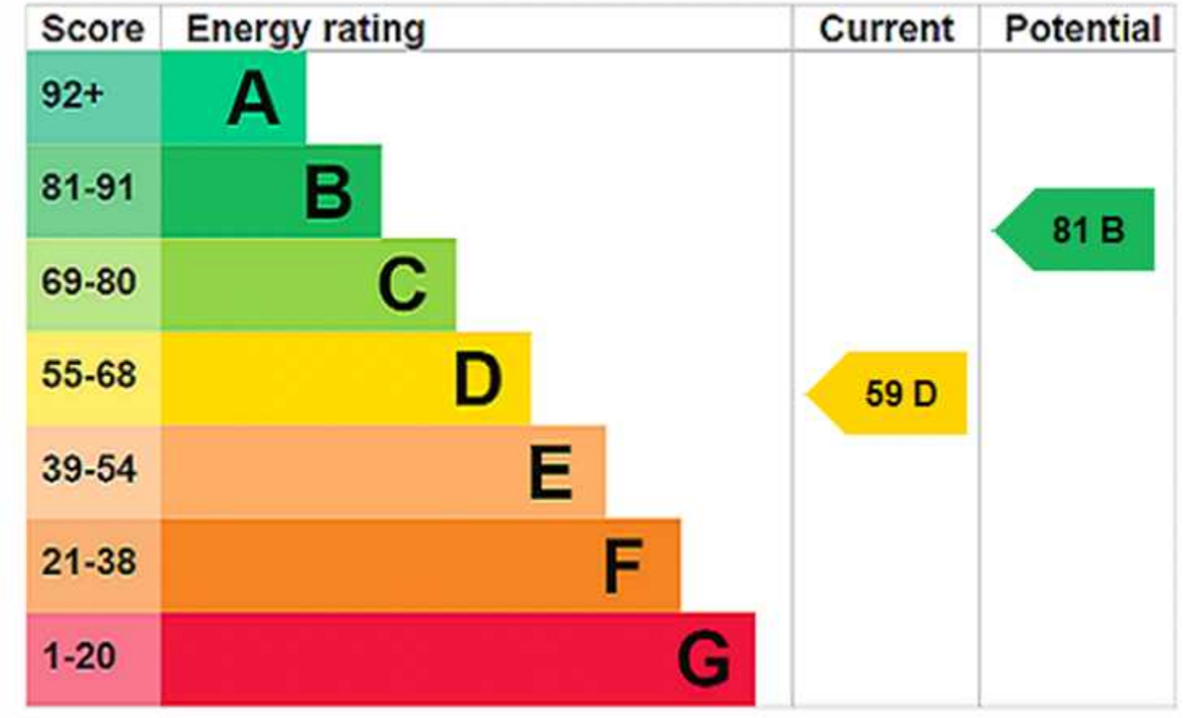
Garden
One of the standout features of this home is its generous wraparound garden, benefiting from the property's end-terrace position. The outdoor space includes a flagged patio area, ideal for garden furniture and outdoor dining,providing a lovely setting for entertaining or relaxing during the warmer months. Directly opposite the property is also a charming communal wooded area, complete with seating, vegetable and flower beds, offering an additional pleasant outdoor space to enjoy. Please note this area does not form part of the property's deeds.

Driveway
To the front of the property is a driveway providing off-road parking for one vehicle, a particularly useful feature for homeowners. The property also benefits from its end-terrace position, allowing for additional outdoor space to the side.

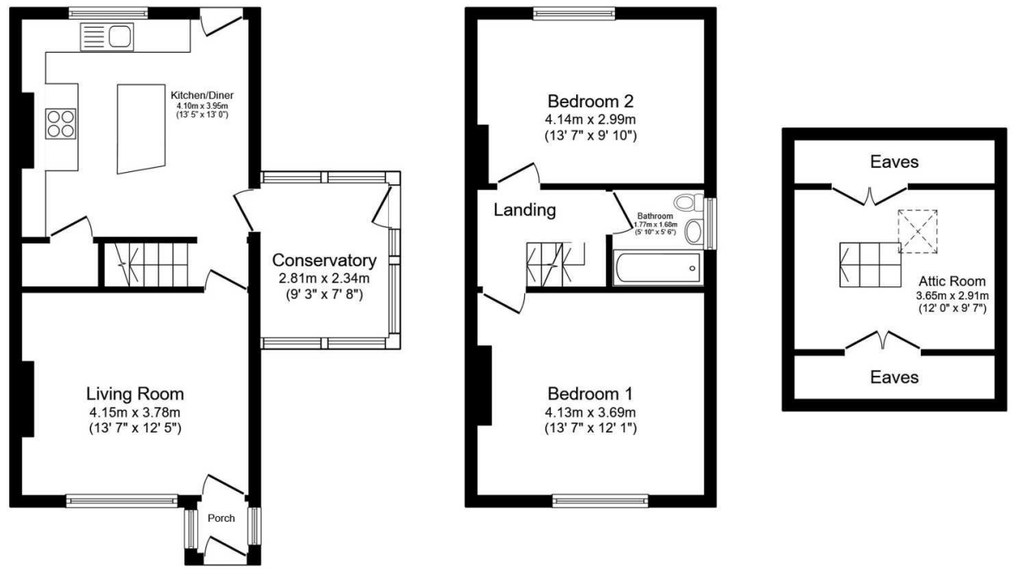
Area and Local amenities
The property enjoys a particularly convenient position in the popular Chadderton area of Oldham, with a fantastic range of local amenities right on its doorstep. One of the biggest advantages of the location is Agnes-Robinson Pocket Park, situated just moments away, providing a handy green space for a morning stroll or somewhere to enjoy some fresh air. Tamworth Street Park is also within a 6-minute walk, while the larger Werneth Park can be reached in around 10 minutes on foot, offering further open green space to enjoy. Local convenience stores, takeaways and everyday essentials can also be found within a short walk, making this an ideal location for day-to-day living.

For commuters, the location is particularly appealing, with Freehold Metrolink tram stop situated directly across the road, making access to public transport incredibly convenient. From here, regular tram services provide connections towards Oldham, Rochdale and Manchester city centre, making travelling for work or leisure straightforward. There are also several local bus stops within a few minutes' walk, providing additional connections to surrounding areas. For those travelling by car, the property is also well placed for access to the wider road network and neighbouring towns.

Families are well catered for, with a selection of schools within easy reach. Freehold Community Academy is just a 3-minute walk away, while Christ Church CofE Primary School can be reached in around 7 minutes on foot and St Luke's CofE Primary School within 12 minutes. For secondary education, Saint John Henry Newman Catholic College is around a 12-minute walk away. With local schooling, green spaces, everyday amenities and the Metrolink practically on the doorstep, this is a highly convenient location offering something for a variety of buyers.



For full EPC please contact the branch.



Total floor area 90.9 sq.m. (978 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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All Measurements
All Measurements are Approximate.
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.
Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

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