



PETER  
ANTHONY  
EST 1986

Fields New Road, Chadderton,  
Oldham, OL9 8NH

Asking Price: £140,000

Perfect For First Time Buyer  
Two Bedrooms  
Kitchen/Diner  
Chain Free  
Popular Location  
Viewing Advised



**Offered chain-free, this delightful terraced house is perfect for first-time buyers or as an ideal investment property.**

**With 739 sq ft of living space, this charming property boasts two well-proportioned bedrooms, making it ideal for a small family or young professionals seeking extra room.**

**The house also features a lovely outside area, perfect for relaxation or entertaining. On-street parking adds to the convenience of this property, making it an attractive choice for those reliant on their vehicles for daily commuting.**

**Don't miss out on the opportunity to make this property your own. Contact us today to arrange a viewing and discover the warmth and comfort it offers.**

## **Ground Floor**

### **Porch:**

uPVC double glazed window to front elevation and laminate flooring.

### **Living Room:**

14'6" x 11'4" (4.42m x 3.45m):

uPVC double glazed window to front elevation, laminate flooring, ceiling light point and radiator.

### **Kitchen/Diner:**

14'8" x 13'8" (4.47m x 4.17m):

uPVC double glazed window to rear elevation, laminate flooring, ceiling light point, radiator, a range of base and wall units with roll top work-surface and tiled

splash back, stainless steel sink with drainer, free standing cooker and wall mounted extractor hood.

## **First Floor**

### **Stairs & Landing**

### **Bedroom One:**

13'3" x 11'5" (4.04m x 3.48m):

uPVC double glazed window to front elevation, carpet, radiator and ceiling light point.

### **Bedroom Two:**

9'1" x 8'6" (2.77m x 2.6m):

uPVC double glazed window to rear elevation, carpet, radiator and ceiling light point.

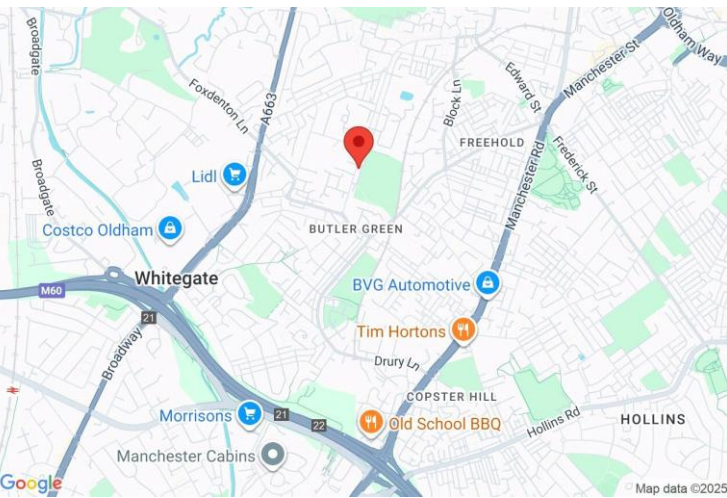
### **Bathroom:**

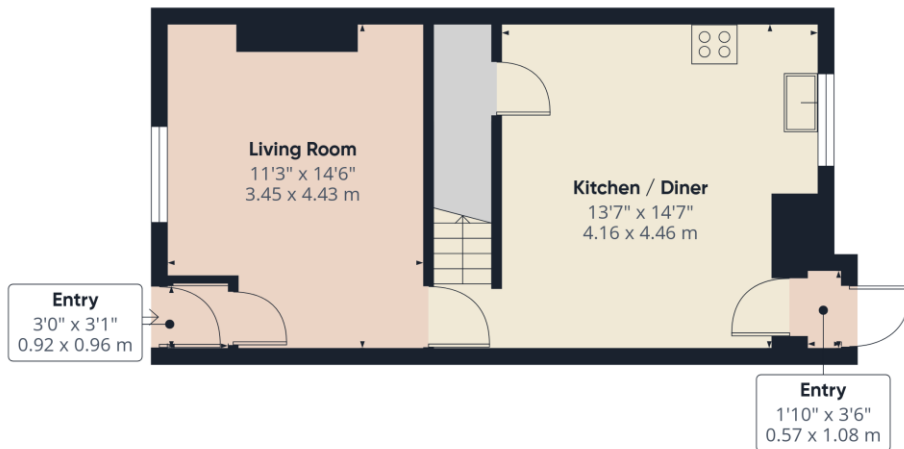
9'1" x 4'6" (2.77m x 1.37m):

uPVC double glazed window to rear elevation,  
linoleum flooring, ceiling light point, radiator, low level  
wc, pedestal hand wash basin and panelled bath with  
shower off taps.

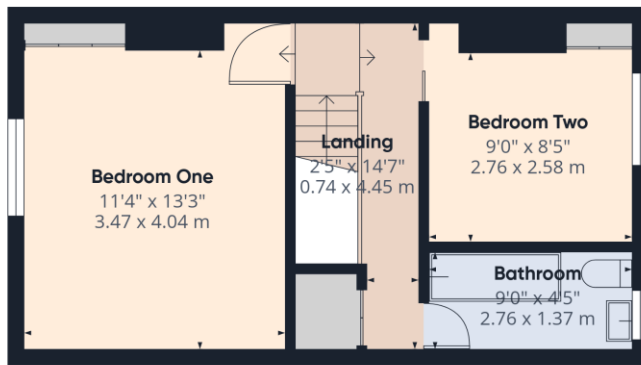
**Externally:**

Enclosed yard to rear of property





Ground Floor



Floor 1



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Approximate total area<sup>(1)</sup>  
739 ft<sup>2</sup>  
68.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## COUNCIL TAX BAND

Tax band A

## TENURE

Leasehold 869 years 7 months

## LOCAL AUTHORITY

Oldham Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

## OFFICE

834 Stockport Road  
Levenshulme  
Manchester  
M19 3AW

**T:** 0161 441 5019

**E:** [property@peteranthony.co.uk](mailto:property@peteranthony.co.uk)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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