

House - Terraced

FREEHOLD

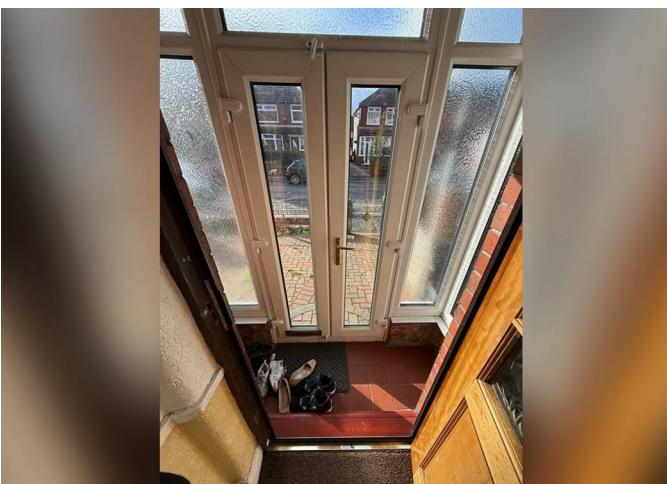


37 ARGYLL ROAD,
CHADDERTON, OL9
8AJ

Offers over

£210,000

FEATURES



3 Bedroom House - Terraced located in Chadderton

Located on the well-established Argyll Road in Chadderton, this three-bedroom freehold house presents a fantastic opportunity for buyers seeking a spacious family home with plenty of potential. Requiring some modernisation, the property offers an excellent canvas for those wishing to personalise their living space to suit their tastes.

The home is arranged across two floors, providing generous accommodation throughout. On the ground floor, you are welcomed into a comfortable living area, complemented by gas central heating to ensure an inviting atmosphere year-round. The kitchen area offers direct access to a private back yard, ideal for outdoor relaxation or entertaining guests. Upstairs, three well-proportioned bedrooms are served by a central family bathroom, perfectly suited to the needs of a growing family.

The property benefits from a convenient driveway, offering valuable off-road parking. Its position in Council Tax Band A makes for a more affordable ongoing cost, which may be especially appealing for first-time buyers.

Argyll Road is situated in a quiet yet accessible residential pocket of Chadderton. The area is popular with families and professionals alike, boasting excellent local amenities. Within easy reach, you'll find a selection of primary and secondary schools, making the location ideal for those with children. There are plenty of local shops, cafes, and services nearby, along with expansive green spaces such as Foxdenton Park — perfect for dog walks, picnics, or afternoons with the family.

Transport connections are a strong advantage; Chadderton enjoys swift access to Manchester city centre via nearby Metrolink tram stops and frequent bus services. The M60 and M62 motorways are both a short drive away, offering superb connectivity for commuters travelling further afield.

This is a rare chance to secure a family home in a well-connected and thriving community. Early viewing is highly recommended to appreciate the potential this property offers

Call us on

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Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

