

ALISTAIR STEVENS

CHADDERTON



Price £250,000

5 Severn Road, Chadderton, Oldham, OL9 0PS

- Detached Bungalow
- Two Bedrooms
- Lounge
- Spacious Kitchen/Diner & Enclosed Utility Area
- Shower Room
- Easily Accessible From Either Side
- Beautifully Presented Gardens
- Driveway With Detached Garage
- Private Rear Gated Garden
- Viewing Highly Recommended

*****ASKING PRICE OF £250,000***** This attractive detached bungalow has well maintained living accommodation that comprises briefly of entrance hall, lounge, spacious fitted kitchen/diner with enclosed utility area, shower room WC and two bedrooms. The property is situated in one of the areas most popular locations close to Chadderton Park Road and within easy access to excellent local schools and amenities, public transport links and a short drive from Chadderton centre as well as the Northwest motorway network. Externally to the rear of the property is a beautifully presented garden area, whilst to the front of the property is further garden area with driveway extending to a detached single garage at the rear. This fine home benefits from the installation of gas fired central heating and double glazed windows and viewing is highly recommended.

INTERNAL ACCOMMODATION :

ENTRANCE HALL : Via a double glazed front door opening into the entrance hall with radiator.

LOUNGE : With feature fire and surround, coving, radiator and UPVC double glazed bay window.



KITCHEN/DINER With ENCLOSED UTILITY AREA : A spacious room fitted with a range of wall and base units with work surfaces, integral extractor hood, sink unit with mixer taps, panel ceiling, two radiators, two UPVC double glazed windows both to side elevation, UPVC double glazed patio doors leading to the rear and UPVC double glazed door to the side leading to a UPVC construction utility area with light and power supply and plumbed for washing machine and dryer.



BEDROOM ONE : A rear double bedroom with fitted wardrobes, radiator and UPVC double glazed window.



BEDROOM TWO : A front double bedroom with fitted and free standing wardrobes, radiator, UPVC double glazed bay window.




SHOWER ROOM : Comprising of two piece suite, sink and WC, built in shower cubicle with wall mounted shower, fully tiled walls, radiator and UPVC double glazed window.



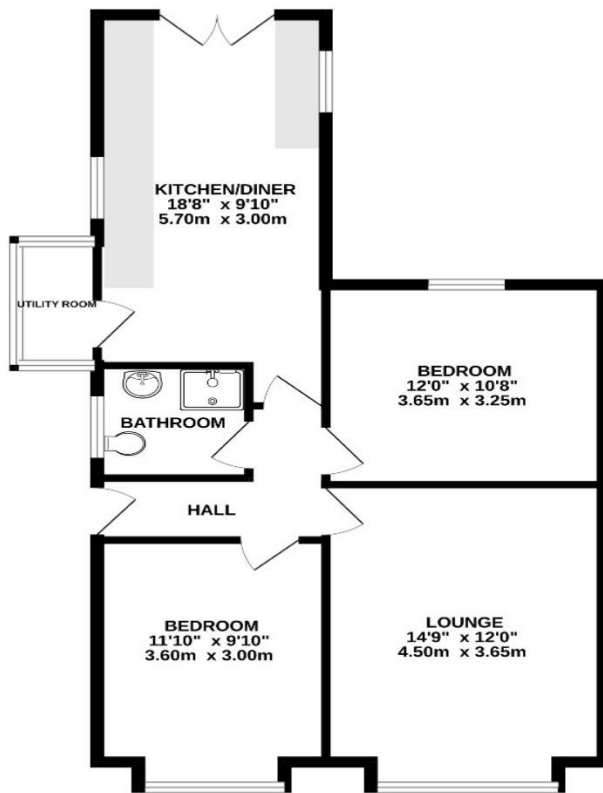
OUTSIDE : Externally to the rear of the property is an enclosed private garden area with patio, lawn, shrubs, flower borders and boundary fencing all with sunny aspects, whilst to the front of the property there is a further well maintained garden area with a driveway leading to a single detached garage to the rear with light and power supply.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

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Please contact the office before viewing the property.