

ALISTAIR STEVENS

CHADDERTON



Price £240,000

10 Severn Road, Oldham, OL9 0PS

- True Detached Bungalow
- Three Bedrooms
- Lounge
- Modern Kitchen
- Family Bathroom
- Lawn Garden Area
- Enclosed Rear Garden Area
- Driveway With Attached Garage
- Popular Residential Area
- Viewing Highly Recommended

Alistair Stevens Chadderton are pleased to bring to market this three bedroomed true detached bungalow which is situated in a popular residential area of North Chadderton within easy access of excellent local school and amenities, Chadderton park, public transport links including Mills Hill train station and just a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance hall, lounge, modern kitchen, three bedrooms and family bathroom. Externally to the front of the property is a lawned garden area and driveway providing off-road parking leading to an attached garage, whilst to the rear of the property is an enclosed garden area. The property benefits from double glazing and gas central heating and viewing is highly recommended.

INTERNAL ACCOMMODATION :

ENTRANCE HALL : Via a wooden double glazed entrance door with radiator.

LOUNGE : 13'1" x 11'10" A good sized lounge with feature fireplace and surround, radiator and UPVC double glazed window.



KITCHEN : 11'6" x 9'10" A range of wall and base units, double oven with four ring gas hob and extractor hood above, circular sink unit with mixer tap, partially tiled walls, plumbed for washing machine, radiator, UPVC double glazed window and two wooden doors, one leading through to the entrance hall and one leading through to the rear.



BEDROOM ONE : 11'10" x 10'8" A rear double bedroom with radiator and UPVC double glazed window.



BEDROOM TWO : 9'10" x 9'0" A front single bedroom with radiator and UPVC double glazed window.



BEDROOM THREE : 12'8" x 12'8" A versatile room with radiator and UPVC double glazed sliding door leading to the rear garden.



BATHROOM: Comprising of three piece suite, bath with overhead shower, sink and WC, partially tiled walls, wooden flooring and wooden double glazed window.

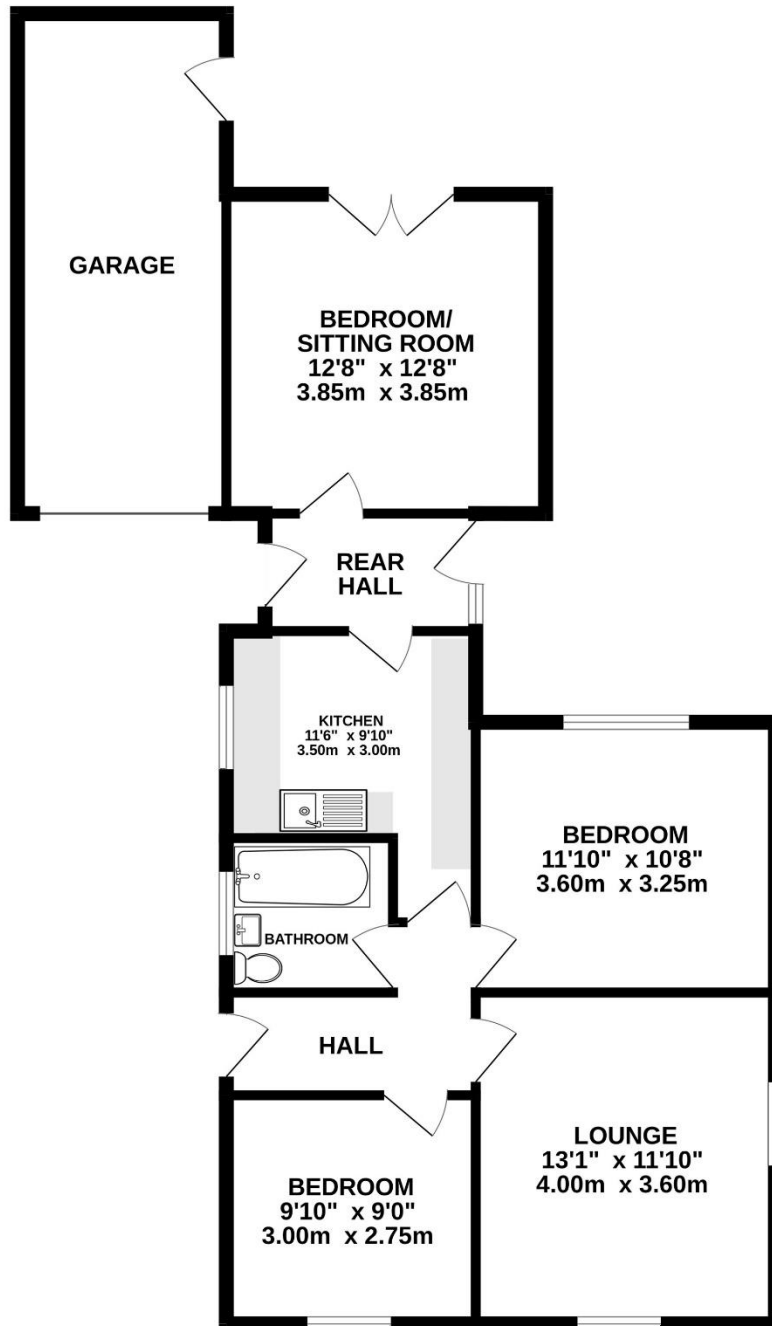


OUTSIDE : Externally to the front of the property is a lawned garden area and driveway providing off-road parking leading to an attached garage, whilst to the rear of the property is an enclosed garden area.



Floor Plan

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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Energy Performance Certificate

Current	Potential
<i>Very energy efficient - lower running costs</i> <div> <div>(92 plus) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> </div> <i>Not energy efficient - higher running costs</i>	
<div>65</div>	<div>81</div>
England & Wales	
EU Directive 2002/91/EC	

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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.

DISCLAIMER: Whilst we endeavor to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property.