

# ALISTAIR STEVENS

## CHADDERTON



Price £150,000

36 Stanley Street, Chadderton, Oldham, OL9 0HX

- Mid Terrace
- Three Bedrooms
- Lounge
- Dining Kitchen
- Rear Porch
- Downstairs Bathroom
- Metal Garden Shed
- Gated Rear Access
- Popular Residential Area
- Viewing Highly Recommended

This three-bedroom mid terrace property is situated in a popular residential area of Chadderton within walking distance of Chadderton town centre and its amenities including excellent local schools, public transport links and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance porch, lounge, dining kitchen, rear porch and downstairs bathroom, whilst to the first floor there are three bedrooms. Externally to the rear of the property is a good size rear yard with metal garden shed and gated rear access. The property further benefits from UPVC double glazing and gas central heating.

## INTERNAL ACCOMMODATION

ENTRANCE PORCH : Via a UPVC double glazed entrance door.

LOUNGE 13'11" (4.24m) x 13'11" (4.24m): With radiator and UPVC double glazed window.





DINING KITCHEN 11'2" (3.4m) x 10'6" (3.2m): A range of wall and base units, space for oven, stainless steel sink unit, downstairs storage cupboard, radiator and UPVC double glazed window.



REAR PORCH : With UPVC double glazed window.

BATHROOM : Comprising of shower, vanity sink unit and WC, radiator, UPVC ceiling with inset spotlights and UPVC double glazed window.



## FIRST FLOOR :

LANDING : With loft access hatch.

**BEDROOM ONE** 11'2" (3.4m) x 10'6" (3.2m): A rear double bedroom with fitted wardrobes, built in storage cupboard, radiator and UPVC double glazed window.



**BEDROOM TWO** 13'11" (4.24m) x 8'2" (2.49m): A front double bedroom with radiator and UPVC double glazed window.





**BEDROOM THREE 11'0" (3.35m) x 6'1" (1.85m):** A front single bedroom with radiator and UPVC double glazed window.

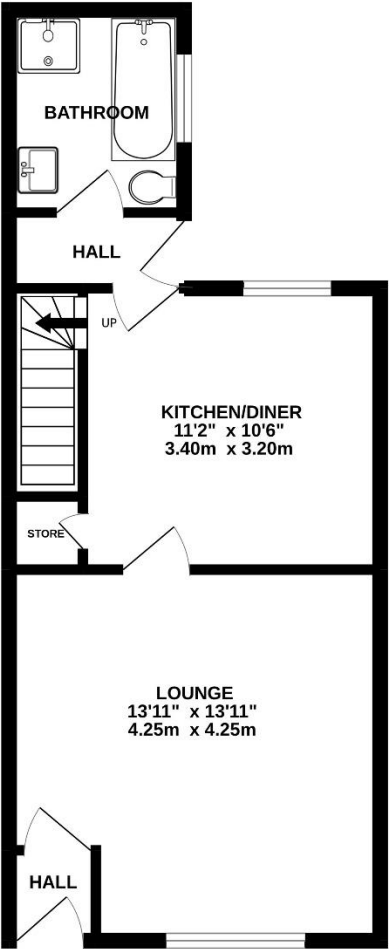


**OUTSIDE :** Externally to the rear of the property is a good size rear yard with metal garden shed and gated rear access.

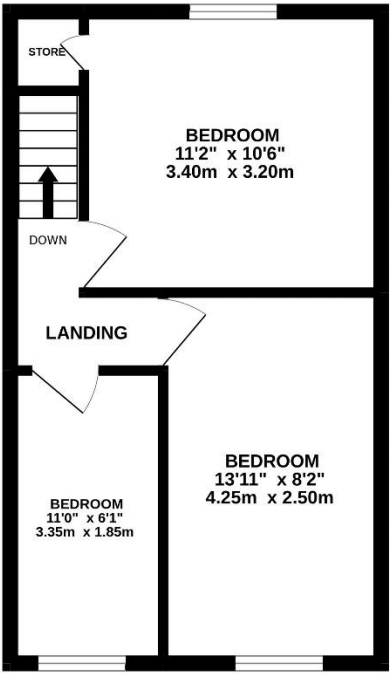


# Floor Plan

GROUND FLOOR

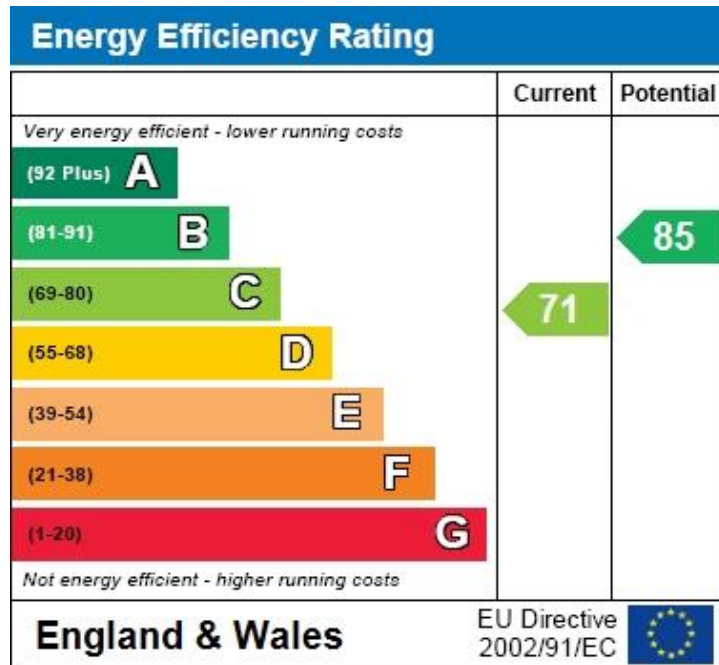


1ST FLOOR



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



Address:  
519 Middleton Road  
Chadderton  
OL9 9SH

Tel: 0161 626 0333  
Email: [sales@aschadderton.com](mailto:sales@aschadderton.com)

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.