

# ALISTAIR STEVENS

## CHADDERTON



Offers Over £299,950

109 Birch Avenue, Oldham

- NO CHAIN
- Semi-Detached Property
- Three Bedrooms
- Large Reception Room
- Kitchen Diner
- Large Conservatory
- Shower Room WC & Downstairs WC
- South Facing Garden
- Off Road Parking & Reduced Size Garage
- Popular & Convenient Location

\*\*\*NO CHAIN\*\*\* This recently renovated three bedroom semi-detached property is located in a popular convenient area of North Chadderton and offers good sized living accommodation in the form of entrance porch, entrance hall, large front reception room, dining kitchen, large conservatory, three bedrooms and modern shower room WC. Externally, to the front, is a block print driveway providing off road parking and leading to a reduced size integral garage with up and over door whilst to the rear is a South facing lawn garden. This property is ideally located in a sought after area close to well regarded local schools and amenities including Elk Mill retail park, excellent public transport links and easy access to the North West motorway network. This property benefits further from UPVC double glazing throughout and in order to appreciate the size and quality on offer, a viewing is strongly recommended.

#### INTERNAL ACCOMMODATION:

ENTRANCE PORCH: Via a UPVC double glazed entrance door.

ENTRANCE HALL: Via a UPVC double glazed entrance door with laminate flooring, radiator and stairs leading to first floor.



DOWNSTAIRS WC: Comprising of WC and sink.



**OPEN PLAN LOUNGE/DINING ROOM 25'7" (7.8m) x 22'11" (6.99m):** With two radiators, new carpets, UPVC double glazed window to front elevation and UPVC double glazed French doors with side windows leading to conservatory.



**KITCHEN DINER 18'1" (5.51m) x 8'6" (2.59m):** Substantial size kitchen with a range of wall and base units, integrated appliances, stainless steel sink unit with mixer tap, plumbed for washing machine, integrated oven, four ring gas hob with extractor hood above, radiator and UPVC double glazed window.



CONSERVATORY 24'7" (7.49m) x 13'1" (3.99m): Of brick and UPVC construction with UPVC double glazed door leading to rear garden.



LANDING:

BEDROOM ONE 13'1" (3.99m) x 11'6" (3.51m): Rear double bedroom with radiator, new carpets and UPVC double glazed window.



BEDROOM TWO 12'6" (3.81m) x 11'6" (3.51m): Front double bedroom with radiator, new carpets and UPVC double glazed window.





**BEDROOM THREE 6'11" (2.11m) x 5'11" (1.8m):** Front single bedroom with radiator, new carpets and UPVC double glazed window.

**BATHROOM:** Modern bathroom suite comprising of bath, shower cubicle, sink and WC, radiator and UPVC double glazed window.

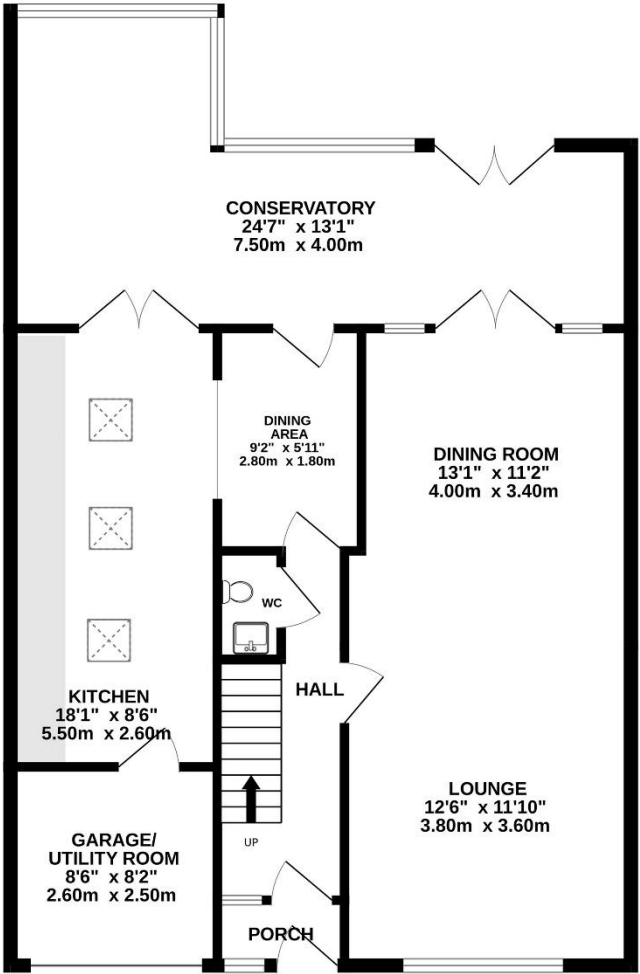


**OUTSIDE:** Externally to the front of the property is a driveway providing off road parking and leading to a reduced size garage which is only usable for storage, whilst to the rear of the property is a good size South facing rear garden with paved patio and lawn garden beyond.

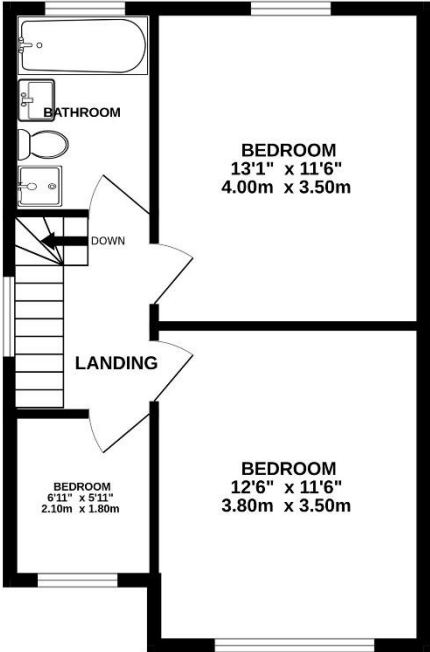


# Floor Plan

GROUND FLOOR

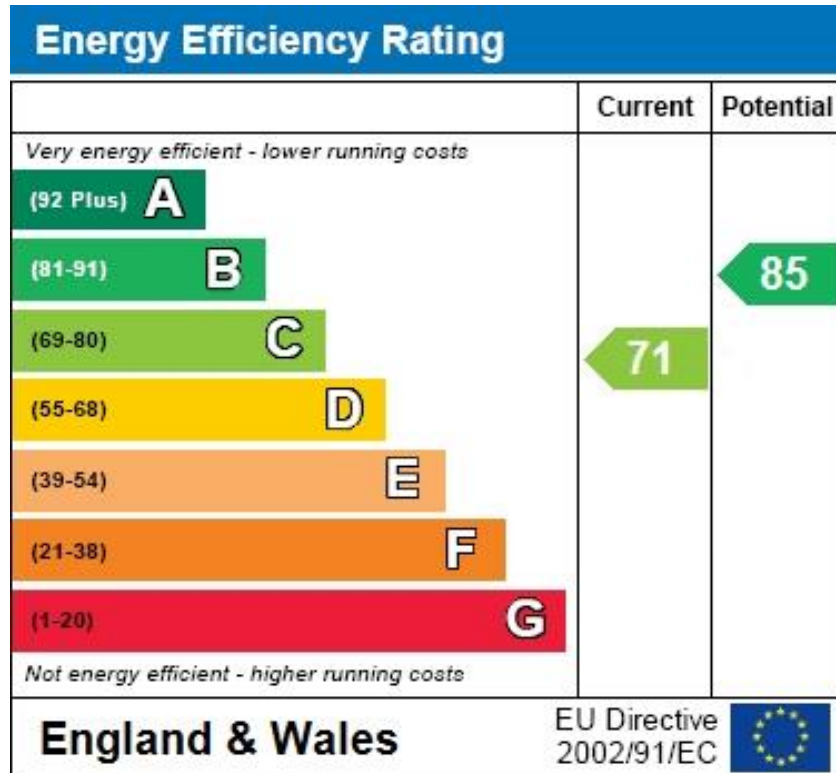


1ST FLOOR



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.