

ALISTAIR STEVENS

CHADDERTON



Offers In The Region Of £215,000

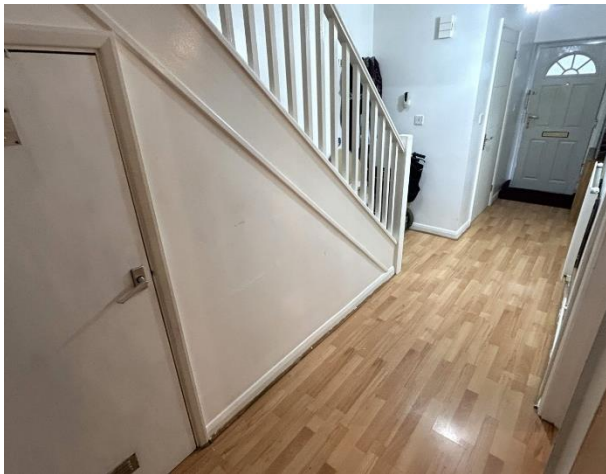
31 Cotton Mill Crescent, Chadderton, Oldham, OL9 7JL

- Semi Detached Property
- Three Double Bedrooms
- Lounge
- Dining Room
- Fitted Kitchen
- Downstairs WC
- Low Maintenance Block Print Garden
- Gated Side Access
- Quiet Cul De Sac Location
- Viewing Highly Recommended

This three double bedroom semi detached property is situated in a quiet cul-de-sac location close to well regarded local schools and amenities, excellent public transport links including Freehold tram station which provides quick access to Manchester city centre and is just a short drive from the Northwest motorway network. The internal accommodation briefly comprises of entrance hall, downstairs WC, lounge, dining room, kitchen, three double bedrooms and wet room WC. Externally to the rear, there is a low maintenance block print garden with gated side access and boundary walls. This property benefits from the installation of gas central heating and double glazing throughout and in order to fully appreciate what is on offer, a viewing is highly recommended.

INTERNAL ACCOMMODATION:

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



DOWNSTAIRS WC: Comprising of sink and WC, radiator and UPVC double glazed window.



LOUNGE: With feature gas fire and surround, laminate flooring, radiator and UPVC double glazed window.



KITCHEN: Range of wall and base units, Space for oven, space for washing machine, stainless steel sink unit, tiled splashback, extractor fan, radiator and UPVC double glazed window.



DINING ROOM: With laminate flooring, radiator and UPVC double glazed sliding doors leading to the rear garden.

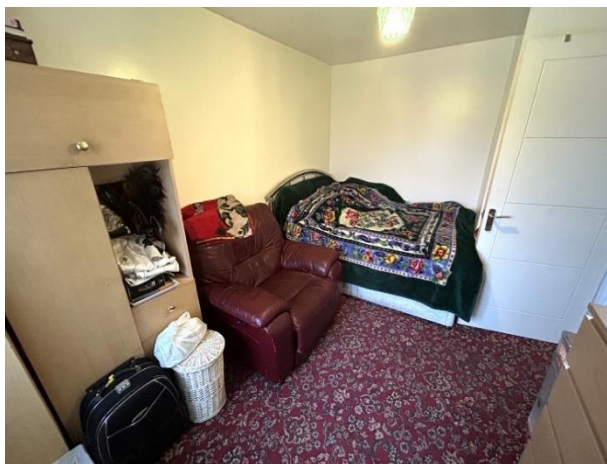


FIRST FLOOR:

BEDROOM ONE: Rear double bedroom with radiator and UPVC double glazed window.



BEDROOM TWO: Front double bedroom with radiator and UPVC double glazed window.



BEDROOM THREE: Third double bedroom with radiator and UPVC double glazed window.



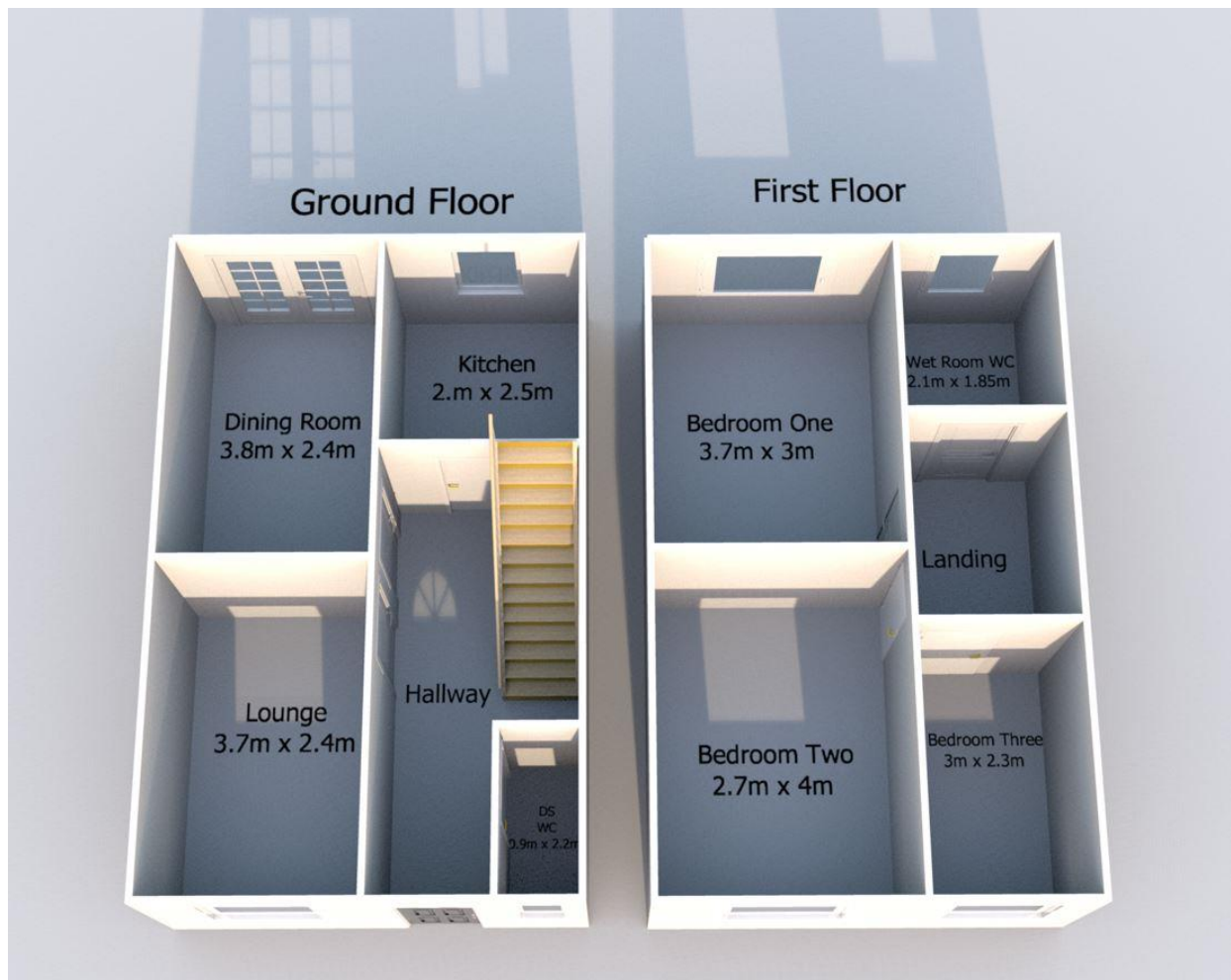
WET ROOM: Comprising of wall mounted shower, sink and WC, fully tiled walls, towel rail and UPVC double glazed window.



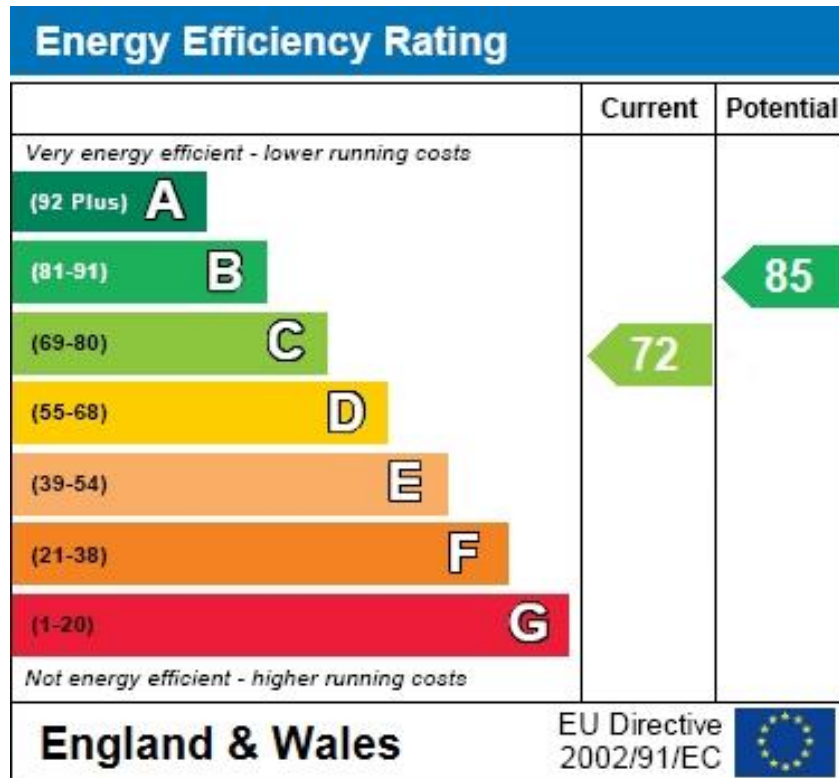
OUTSIDE: Externally to the rear of the property is a low maintenance block print garden with wooden garden shed and gated side access.



Floor Plan



Energy Performance Certificate



Address:
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Chadderton
OL9 9SH

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Email: 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.