

# ALISTAIR STEVENS

## CHADDERTON



Offers In The Region Of £220,000

9 Chilton Avenue, Chadderton, OL9 9RB

- Semi Detached True Bungalow
- Cul De Sac Location
- Two Double Bedrooms
- Lounge
- Modern Fitted Kitchen
- Modern Family Bathroom
- Lawn Garden Areas
- Gated Side Access
- Beautifully Presented
- Viewing Highly Recommended

This beautifully presented traditional two double bedroomed semi detached true bungalow is situated on a quiet cul de sac in a popular part of Chadderton close to local schools and amenities, public transport links and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance porch, entrance hall, lounge, modern fitted kitchen, two double bedrooms and modern family bathroom. Externally to the front of the property is a lawned garden with central pathway and side gated access leading to the rear of the property which has a side paved patio, garden shed and lawned rear garden with flowers and shrubs. The property further benefits from UPVC double glazing, gas central heating and solid wooden doors throughout. Viewing of the property is highly recommended.

#### INTERNAL ACCOMMODATION:

**ENTRANCE PORCH:** Via a UPVC double glazed entrance door.

**ENTRANCE HALL:** 10'2" (3.1m) x 4'6" (1.37m) Via a UPVC double glazed entrance door with laminate flooring, radiator and loft access hatch with loft ladders leading to a part boarded loft area.



**LOUNGE** 12'8" (3.86m) x 12'10" (3.91m): With feature fireplace and surround, radiator and UPVC double glazed window with fitted shutters.





**KITCHEN 12'8" (3.86m) x 7'4" (2.24m):** Modern kitchen with a range of wall and base units, integrated double oven with four ring halogen hob, composite sink unit with mixer tap, integrated fridge freezer, tiled flooring, spotlights to ceiling, radiator, two UPVC double glazed windows and UPVC double glazed door.



**BEDROOM ONE 11'9" (3.58m) x 9'11" (3.02m):** Rear double bedroom with radiator and UPVC double glazed window with fitted shutters.



**BEDROOM TWO 8'8" (2.64m) x 9'10" (3m):** Front double bedroom with fitted wardrobes, radiator and UPVC double glazed window with fitted shutters.



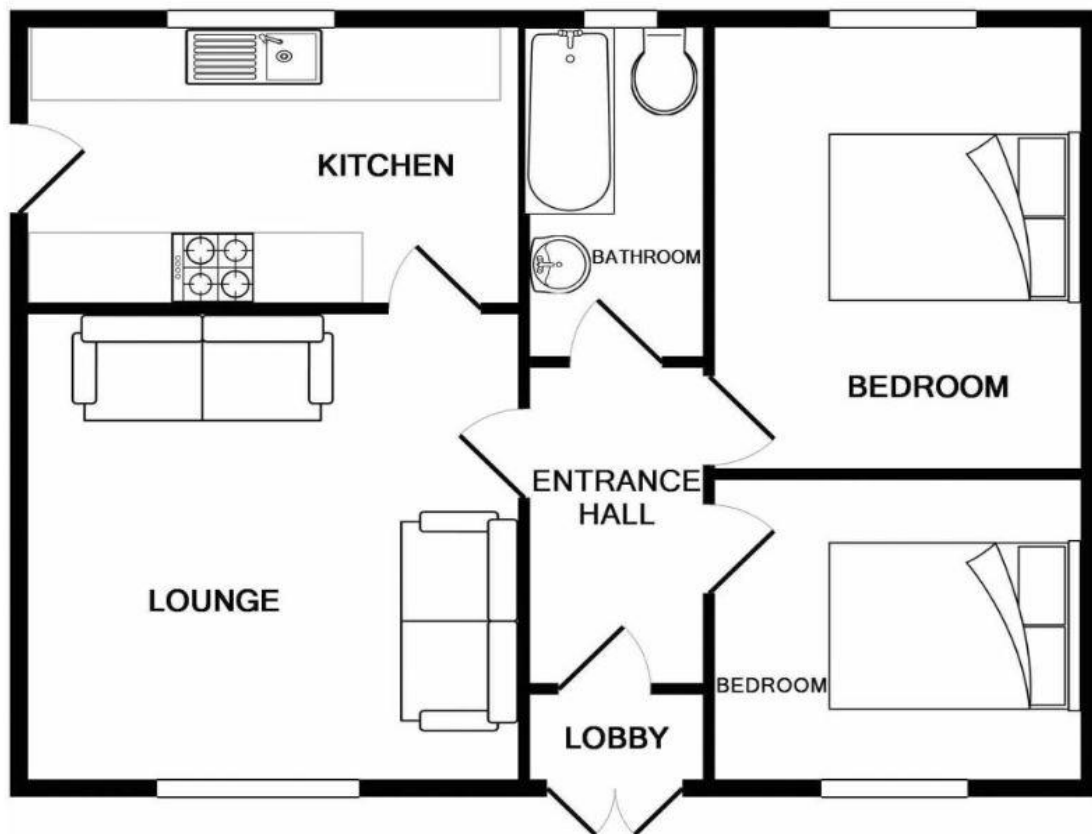
**BATHROOM:** 7'11" (2.41m) x 4'5" (1.35m) Comprising of bath with overhead shower, sink and WC, tiled flooring, towel radiator, UPVC ceiling with inset spotlights and UPVC double glazed window.



**OUTSIDE:** Externally to the front of the property is a lawned garden with central pathway and side gated access leading to the rear of the property which has a side paved patio, garden shed and lawned rear garden with flowers and shrubs.



# Floor Plan

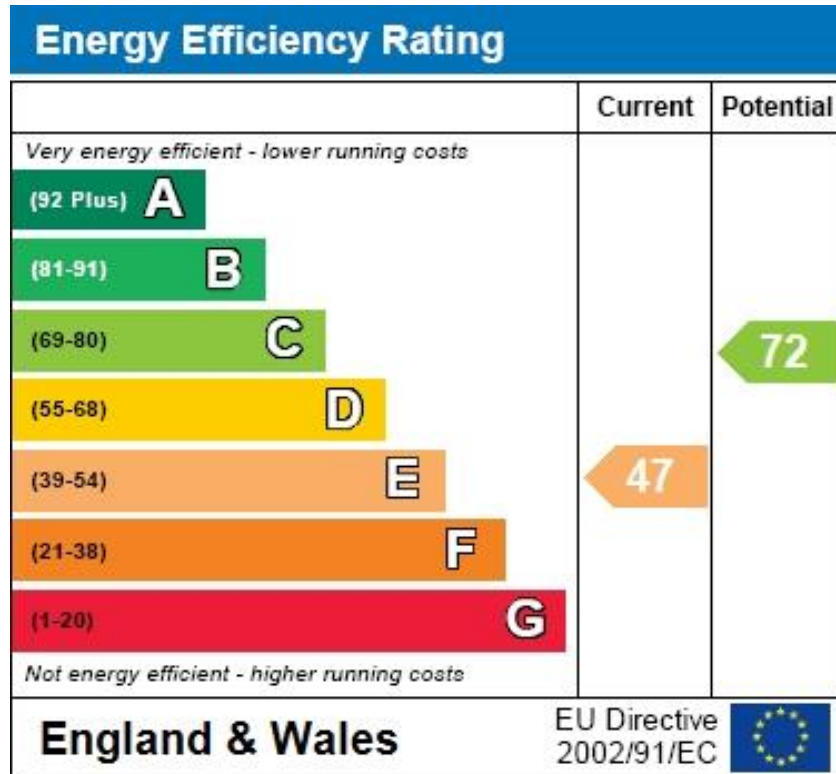


**TOTAL APPROX. FLOOR AREA 628 SQ.FT. (58.4 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metronix ©2019

# 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.