ALISTAIR STEVENS

Chadderton



Price £249,950

106 Rydal Avenue, North Chadderton, OL9 0QX

- Extended Semi Detached Property
 Family Bathroom
- Three Bedrooms
- Lounge
- Kitchen/Dining Room
- Conservatory

- Low Maintenance Garden
- Driveway Providing Off Road Parking
- Gated Side Access
- Viewing Highly Recommended

This extended three bedroom semi detached property is situated in a popular area of North Chadderton close to excellent local schools and amenites such as Chadderton Hall Park, public transport links including Mills Hill train station and is just a short drive from the North West motorway network. The internal accommodation briefly comprises of entrance porch, lounge, dining kitchen, conservatory, bathroom WC and three bedrooms (two doubles). Externally, to the front is a lawn garden with driveway providing off road parking leading to side with gated access. To the rear there is a low maintenance garden with patio and boundary fencing. This property benefits from gas central heating and double glazing throughout as well as a new EPDM to the roof and the size and quality on offer can only be fully appreciated from a internal inspection.

INTERNAL ACCOMMODATION:

ENTRANCE PORCH: Via UPVC double glazed entrance door of brick and UPCV construction and with double glazed door inner leading to lounge.

LOUNGE: Front reception room with gas fire and surround, radiator, under stairs storage cupboard, stairs to first floor and double glazed window to the front.







KITCHEN DINER: With a range of wall and base units, free standing four ring gas hob, oven and integrated extractor hood above, space and plumbing for washing machine, stainless steel sink unit with mixer tap, tiled splash backs, laminate flooring, radiator, UPVC double glazed window to the rear and UPVC double glazed double doors leading to conservatory.







CONSERVATORY: Of brick and UPVC construction with tiled flooring and UPVC double glazed French doors leading to rear garden.





FIRST FLOOR:

LANDING: With loft access hatch and double glazed window to the side.



BEDROOM ONE: Front double bedroom with free standing wardrobes, radiator, and double glazed window to the front





BEDROOM TWO: Second double bedroom with radiator, space for wardrobe and double glazed window.





BEDROOM THREE: Front single bedroom with built in storage cupboard, radiator, double glazed window.





BATHROOM: Comprising of bath with wall mounted shower, sink and WC, fully tiled walls, towel rail, radiator and UPVC double glazed window.



OUTSIDE: Externally, to the front is a lawn garden with driveway providing off road parking leading to side with gated access. To the rear there is a low maintenance garden with patio and boundary fencing.

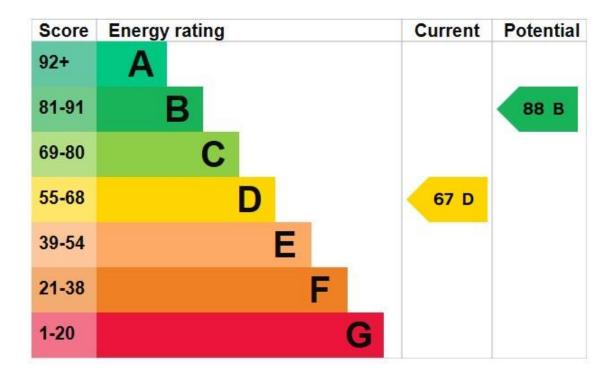




Floor Plan



Energy Performance Certificate



Address: 519 Middleton Road Chadderton OL9 9SH

Tel: 0161 626 0333

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.