

# ALISTAIR STEVENS

## CHADDERTON



Price £249,950

106 Rydal Avenue, North Chadderton, OL9 0QX

- Extended Semi Detached Property
- Three Bedrooms
- Lounge
- Kitchen/Dining Room
- Conservatory
- Family Bathroom
- 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 amenities 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 an internal inspection.

#### INTERNAL ACCOMMODATION:

**ENTRANCE PORCH:** Via UPVC double glazed entrance door of brick and UPVC 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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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.

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Please contact the office before viewing the property.