

ALISTAIR STEVENS

CHADDERTON



Price £350,000

38 Links View, Rochdale, OL11 4DD

- Modern Detached Property
- Three Double Bedrooms
- Downstairs Shower Room
- New Fully Fitted Kitchen
- En-suite To Master
- Utility Room
- Newly Fitted Family Bathroom
- Driveway Providing Off Road Parking
- Viewing Highly Recommended
- South Facing Rear Garden

This beautifully presented modern three double bed roomed (master with en-suite) detached property is located in Bamford on an extremely popular residential area of Rochdale within easy access of excellent local schools, Rochdale town centre and its amenities, several parks, Marland and Rochdale golf course, public transport links and a short drive from the Northwest motorway network. The current owners have recently introduced a new modern fully fitted kitchen, newly fitted family bathroom, new oak and glass feature staircase and new boiler. Internal accommodation briefly comprises of entrance porch, entrance hall, downstairs shower room, lounge, modern dining kitchen, utility room, three double bedrooms (master with en-suite) and family bathroom. Externally to the front of the property is a lawned garden area with flower and shrub borders, driveway providing ample off road parking and leading to an integral garage with partial garage area and remote electric door, whilst to the rear of the property is a paved patio and lawned garden with flowers and shrub borders, wooden garden shed and gated side access. The property further benefits from UPVC double glazing and gas central heating, viewing of the property is highly recommended.

INTERNAL ACCOMMODATION:

ENTRANCE PORCH: Via a UPVC double glazed entrance door with side windows and LVT flooring.

ENTRANCE HALL: Via a wooden glazed entrance door with radiator, modern feature oak and glass staircase leading to the first floor with newly fitted carpet, LVT flooring, spotlights to ceiling, understairs storage cupboard and UPVC double glazed window.



DOWNSTAIRS SHOWER ROOM: Comprising of shower cubicle, sink and WC, radiator, spotlights to ceiling and UPVC double glazed window. This room still requires a refit, a small project for a keen DIY'er.

LOUNGE: Feature fireplace and surround, radiator, newly fitted carpet and UPVC double glazed windows.



KITCHEN DINER: Modern range of wall and base units with minstrel worktops, integrated double oven, four ring induction hob with extractor hood above, integrated fridge freezer, one and a half bowl inset sink unit with hot tap, integrated dishwasher, under unit lighting, built in recycling bin, radiator, LVT invictus flooring and UPVC double glazed French doors leading to the lean to conservatory which provides access to the South facing rear garden.



UTILITY ROOM: Plumbed for washing machine and UPVC double glazed window. Requires - in the vendors words - "imagination and a re-jig" currently serviceable but requires improvement.

LEAN TO: Aluminium lean to with tiled flooring and sliding doors leading to rear garden.

FIRST FLOOR:

LANDING: With UPVC double glazed window.

BEDROOM ONE: Rear double bedroom with built in wardrobes, radiator, UPVC double glazed window and pocket door leading to en-suite.



EN-SUITE: Recently fitted en-suite comprising of shower cubicle, vanity sink unit and WC, tiled flooring, towel radiator, spotlights to ceiling and UPVC double glazed window.



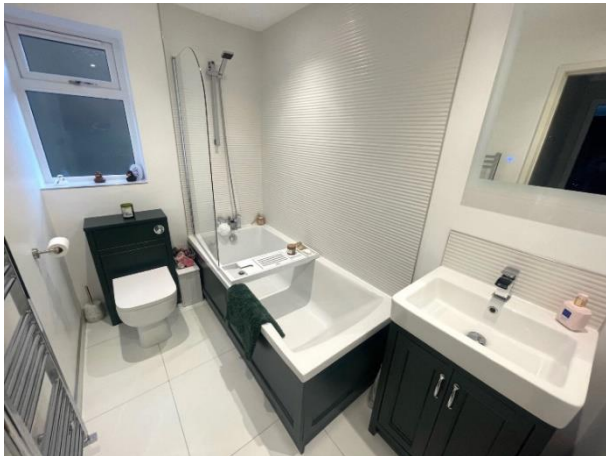
BEDROOM TWO: Rear double bedroom with radiator and UPVC double glazed window.



BEDROOM THREE: Front double bedrooms with built in wardrobes, radiator and UPVC double glazed window.

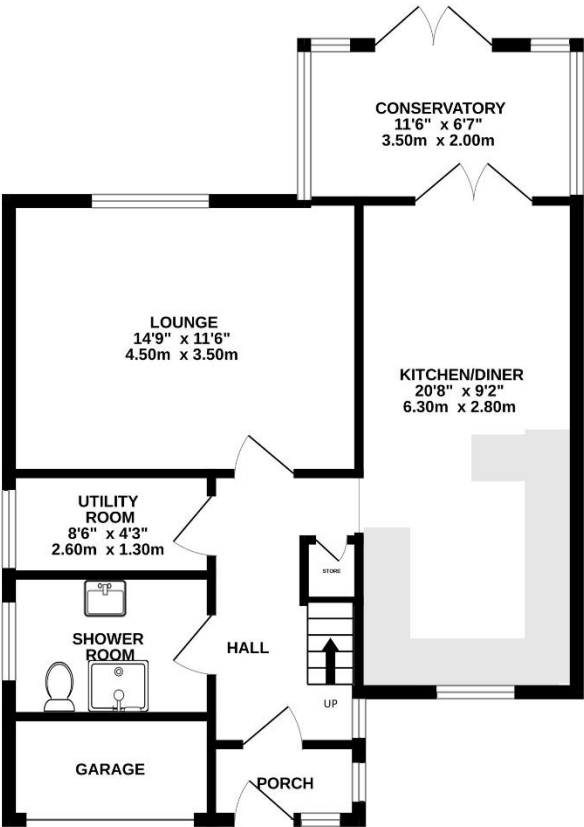


BATHROOM: Modern newly fitted bathroom comprising of bath with overhead shower, vanity sink unit and WC, tiled flooring, towel radiator, spotlights to ceiling and UPVC double glazed window.

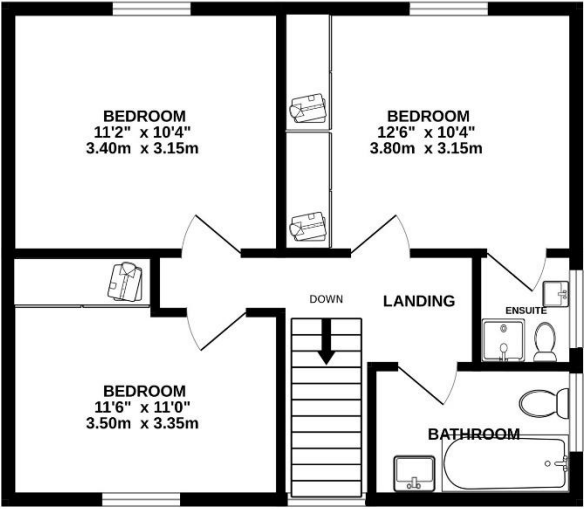


OUTSIDE: Externally to the front of the property is a lawned garden area with flower and tree borders, driveway providing ample off road parking and leading to an integral garage with partial garage area and remote electric door, whilst to the rear of the property is a paved patio and lawned garden with flowers and shrub borders, wooden garden shed and gated side access.

GROUND FLOOR

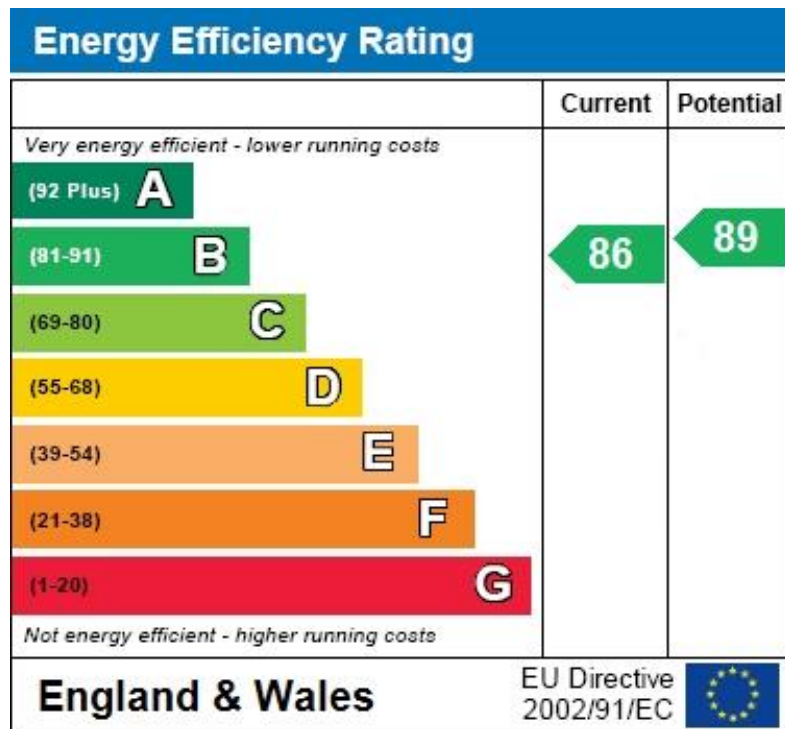


1ST FLOOR



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

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.