

# ALISTAIR STEVENS

## CHADDERTON



Price £324,950

26 Lindenwood, Chadderton, OL9 9SQ

- NO CHAIN
- Spacious Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen/Breakfast Room
- Shower Room
- Enclosed Garden Area With Sunny Aspect
- Driveway Providing Off Road Parking
- Cul De Sac Location
- Viewing Highly Recommend



**\*\*\*NO CHAIN AND THEREFORE VACANT POSSESSION ON COMPLETION\*\*\*** This spacious detached family home has living accommodation that comprises briefly of entrance vestibule, downstairs wc, lounge, dining room, fitted kitchen/breakfast room, rear porch/utility area, four bedrooms and shower room. Externally there are gardens to both front and rear with driveway leading to an integral single garage to the front. The property is situated in a quiet cul de sac location on the popular Firwood park development within easy access of excellent local schools and amenities, public transport links and a short drive from Chadderton town centre as well as the Northwest motorway network. The property further benefits from UPVC double glazing and gas central heating. Although requiring some cosmetic updating the property offers excellent value and viewing is highly recommended.

#### INTERNAL ACCOMMODATION:

**ENTRANCE VESTIBULE:** Via a UPVC double glazed front door opening through to the entrance vestibule with radiator and inner door leading through to the lounge.

**DOWNSTAIRS WC:** Comprising of two piece suite, radiator and UPVC double glazed window to the front.

**LOUNGE:** Spacious reception room with fire surround, coving, radiator, UPVC double glazed window to front and opening leading through to the dining room.



**DINING ROOM:** With radiator, coving and UPVC double glazed patio door to the rear garden.



**KITCHEN/BREAKFAST ROOM:** Fitted with a range of built in kitchen units with work surfaces, sink unit with mixer taps, splashback tiling, integral double oven, hob and extractor hood, radiator, understairs storage cupboard, UPVC double glazed window to the rear and UPVC double glazed door and window opening through to the porch.



PORCH/UTILITY AREA: With plumbing for washing machine, radiator, UPVC double glazed window and UPVC double glazed door.



FIRST FLOOR:

LANDING: With entrance to insulated loft, radiator and UPVC double glazed window to the side.





**BEDROOM ONE:** Front double bedroom with built in wardrobes and bedroom furniture, radiator and UPVC double glazed window.



**BEDROOM TWO:** Second generous rear bedroom with built in wardrobes and bedroom furniture, radiator and UPVC double glazed window.



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





**BEDROOM FOUR:** Front bedroom with radiator, storage cupboard over staircase and UPVC double glazed window.

**SHOWER ROOM:** Comprising of two piece suite, walk in shower area with wall mounted shower, laminate splashback and tiled walls, radiator and UPVC double glazed window.

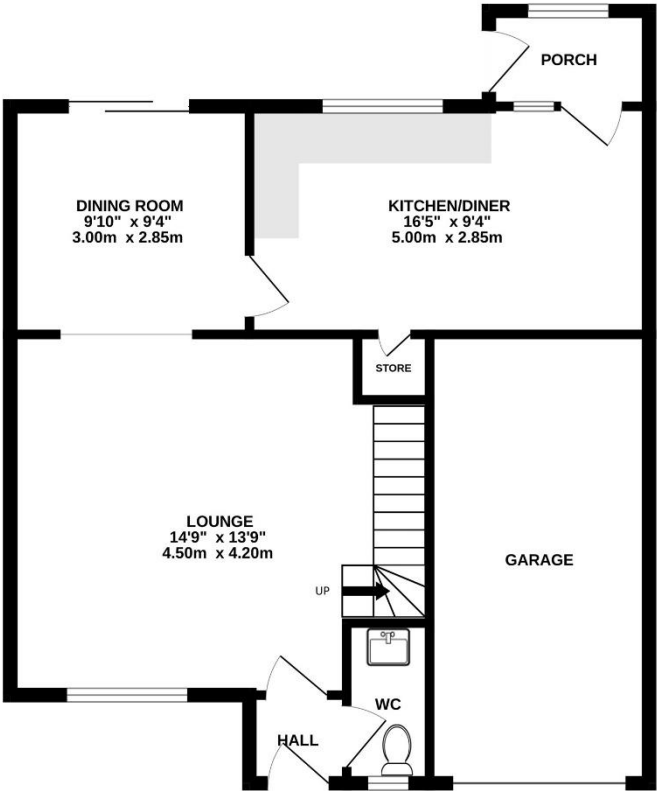


**OUTSIDE:** Externally to the rear of the property is an enclosed garden area with sunny aspect, patio, ornamental retaining wall, lawn, conifers and boundary fencing, whilst to the front of the property is a garden forecourt with block paved driveway leading to an integral single garage providing ample off road parking facilities.

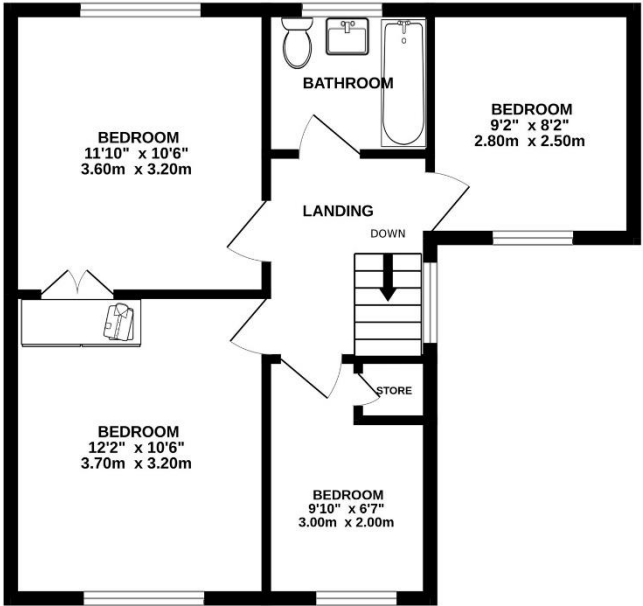


# Floor plan

GROUND FLOOR



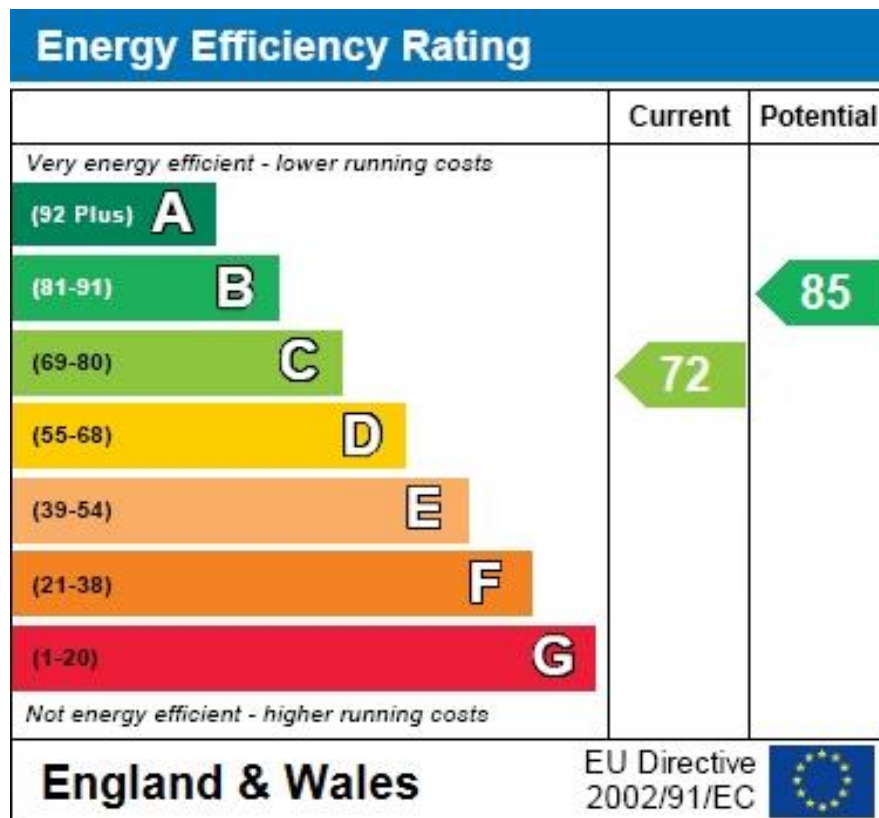
1ST FLOOR



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](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.