

ALISTAIR STEVENS

CHADDERTON



Offers Over £200,000

37 Cedar Road, Middleton, M24 2FS

- NO CHAIN
- Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Kitchen
- Family Bathroom
- Low Maintenance Garden To Front
- AstroTurf & Decked Patio Areas To Rear
- Popular Residential Area
- Viewing Highly Recommended

*****NO CHAIN AND THEREFORE VACANT POSSESSION ON COMPLETION***** This well presented three bedroomed semi detached property is situated in a popular residential area of Middleton within easy access of excellent local schools and amenities, King George the fifth park and playing fields, public transport links including Mills Hill train station and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance hall, lounge, dining room, kitchen, three bedrooms and family bathroom. Externally to the front of the property is a garden area with shrubs, small trees, boundary fencing and pathway leading to entrance, whilst to the rear is a good size garden with flagged patio, shrubs and flower borders all enclosed by boundary fencing. The property further benefits from UPVC double glazing and gas central heating. Viewing of the property is highly recommended.

ENTRANCE PORCH: Of UPVC and brick construction and via a UPVC double glazed door with inner door leading to entrance hall.

ENTRANCE HALL: With stairs leading to the first floor, under stairs cloakroom, and under stairs metre cupboard.

LOUNGE: First reception room with carpet, feature gas fire and surround, radiator, and UPVC double glazed window to front elevation.



DINING ROOM: Second reception room with double fold doors, Karndean flooring, radiator, and UPVC double glazed door to garden.

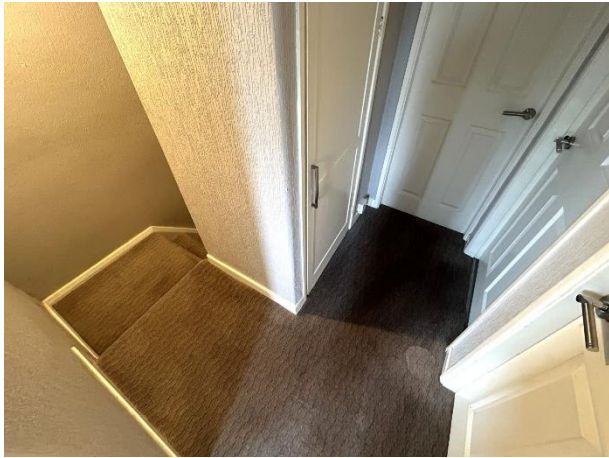


KITCHEN: A range of wall and base units, integrated double oven, four ring gas hob with extractor hood above, space and plumbing for washing machine, tiled splashback, one and a half bowl stainless steel sink unit with mixer tap, spotlights to ceiling, tiled flooring and UPVC window to the rear garden.



FIRST FLOOR:

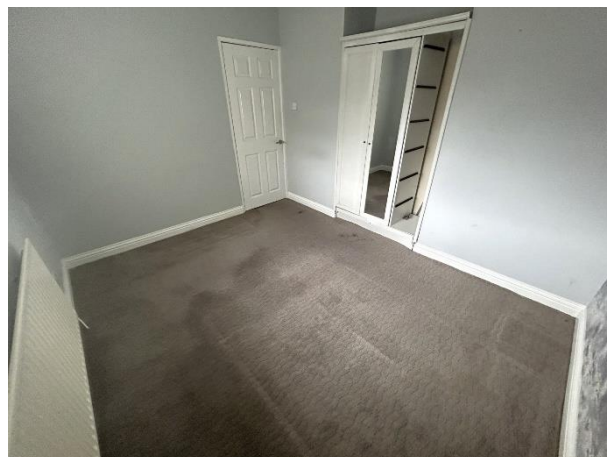
LANDING: Loft access hatch with insulation and partial boarding, light and power and storage cupboards.



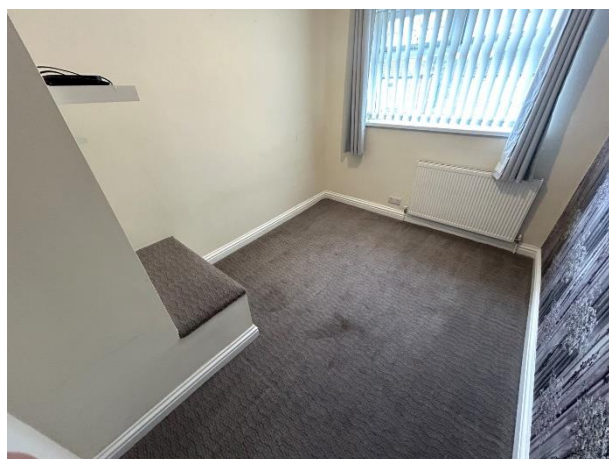
BEDROOM ONE: Front double bedroom with built in storage, radiator, carpet and UPVC double glazed windows to front elevation.



BEDROOM TWO: Second double bedroom with Fitted wardrobes, carpet, radiator and UPVC double glazed window to rear elevation.



BEDROOM THREE: A good sized third bedroom with radiator, carpet and UPVC double glazed window to front elevation.



BATHROOM: Bath with overhead shower off mixer tap, sink and unit, WC, tiled walls and floor, sunken spotlights, radiator and two UPVC double glazed windows to rear elevation.

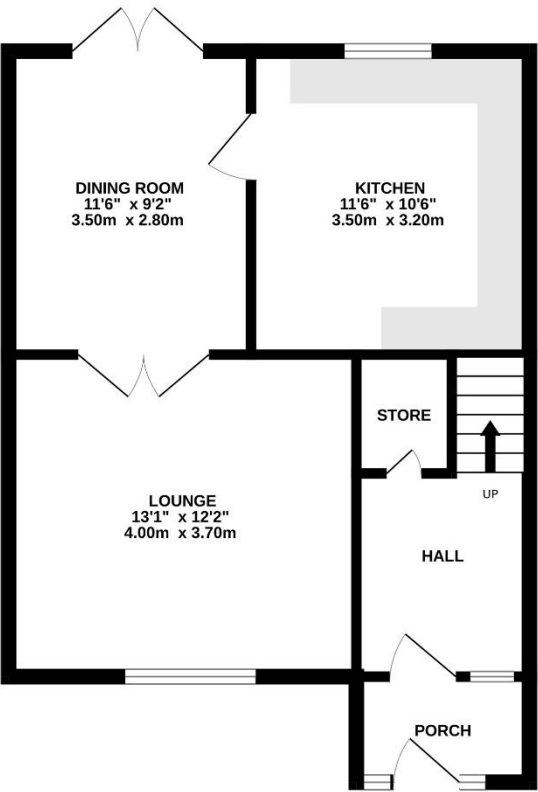


OUTSIDE: Externally to the front of the property is a garden area with shrubs, small trees, boundary fencing and pathway leading to entrance, whilst to the rear is a good size garden with flagged patio, shrubs and flower borders all enclosed by boundary fencing.

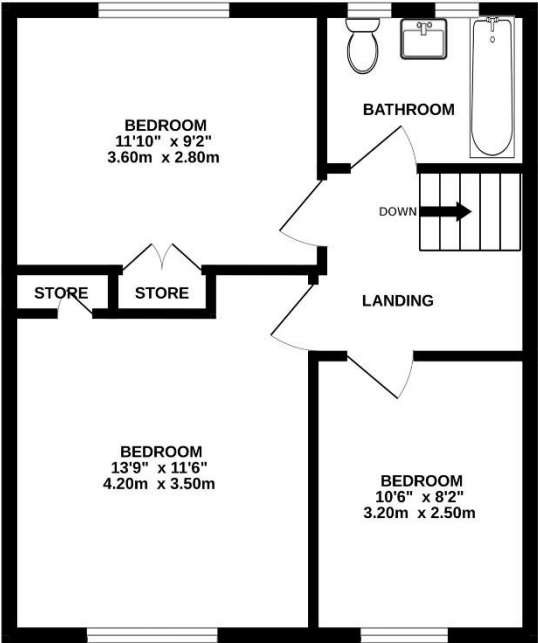


Floor Plan

GROUND FLOOR

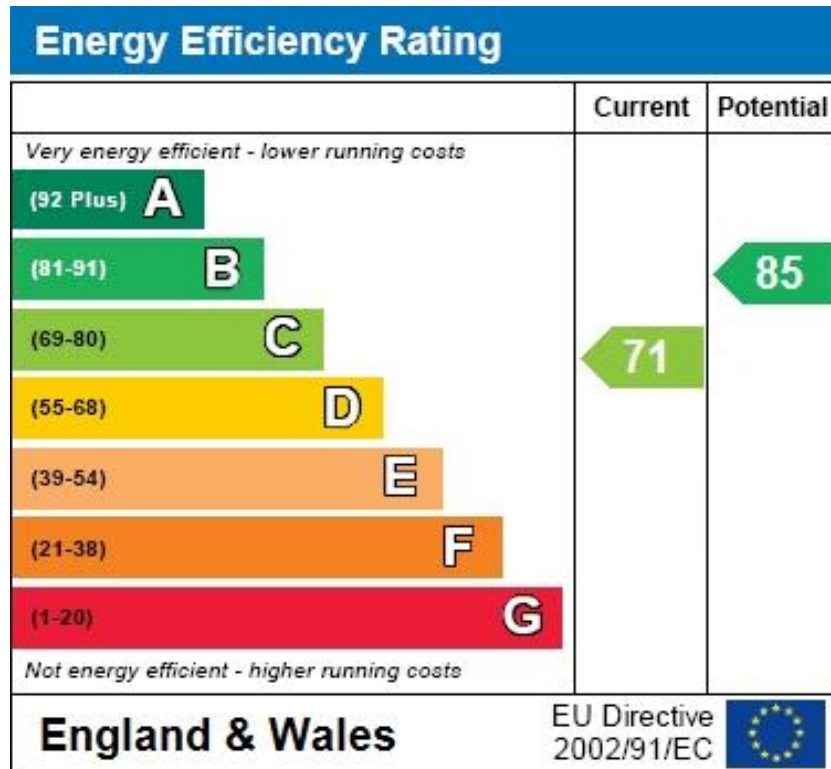


1ST FLOOR



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



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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.