

ALISTAIR STEVENS

CHADDERTON



Offers Over £195,000

39 Park Crescent, North Chadderton, OL9 0QG

- End Town House
- Two Bedrooms
- Lounge
- Kitchen Diner
- Bathroom WC
- Loft Room
- Front & Rear Gardens
- Off Site Garage For Secure Parking
- Popular & Convenient Location
- Viewings Are Highly Recommended

Situated in a popular area of North Chadderton is this well presented two bedroom end town house which comprises briefly of entrance porch, lounge, kitchen diner, two double bedrooms, bathroom WC and drop down ladder leading to boarded loft. Externally to the front is a lawn garden whilst to the rear is a tiered garden with patio and lawn beyond, enclosed by boundary fencing. This property formally had three bedrooms however the current owners have removed a stud wall to increase the space of the master bedroom, converting back to a three bedroom is possible with minimal disruption via reintroducing the stud wall. The property further benefits from gas central heating, double glazing throughout, off site garage for secure parking and offers open views to both front and rear of the property. This property is situated in an elevated position and ideally located for excellent local schools and amenities, public transport links including Mills Hill trainstation and is a short drive from the Northwest motorway network. In order to fully appreciate this family home, a viewing is highly recommended.

INTERNAL ACCOMMODATION

ENTRANCE PORCH: Via UPVC double glazed entrance door with inner door leading to lounge.

LOUNGE: With feature fireplace and surround, wooden flooring, stairs to the first floor, two radiator, UPVC bay window to front and UPVC door leading through to the kitchen diner.

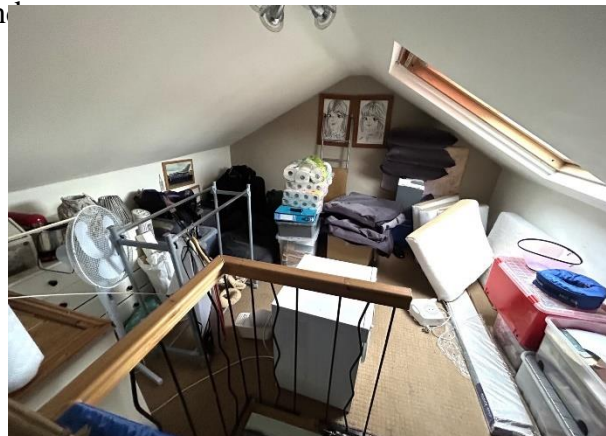


KITCHEN DINER: Range of wall and base units, oven with four ring gas hob and extractor hood above, black ceramic sink unit with mixer tap, space for washing machine and dishwasher, radiator, wooden flooring, UPVC double glazed window and UPVC double glazed french doors leading to the rear garden.



FIRST FLOOR

LANDING/LOFT ROOM: Loft access hatch with loft ladders leading to a fully boarded loft with eave



BEDROOM ONE: Front double bedroom with built in storage cupboard, radiator and two UPVC double glazed windows.



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

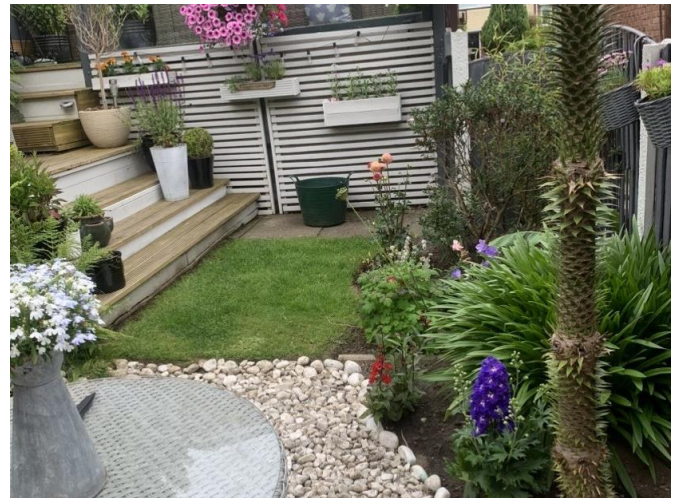


BATHROOM: Comprising of bath with wall mounted dual combination shower and bath screen, sink and WC, fully tiled walls, anthracite radiator and UPVC double glazed window.



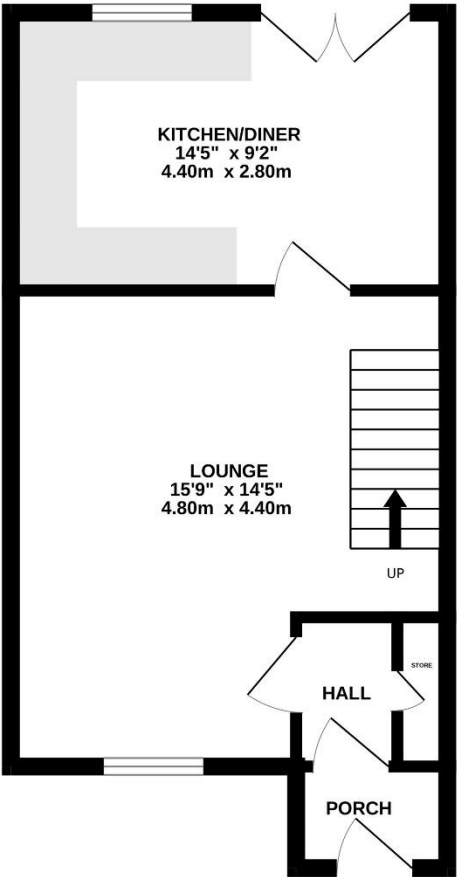
OUTSIDE

To the front of the property is a lawn garden with raised decked patio and flagged path leading to the entrance. To the rear is a tiered garden with decked patio leading down to a low maintenance, well kept lawn garden enclosed within boundary fencing and providing fantastic far reaching views.

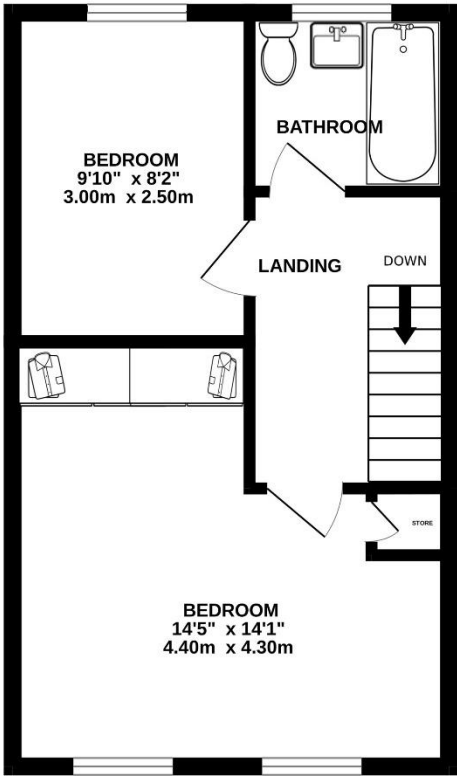


Floor Plan

GROUND FLOOR



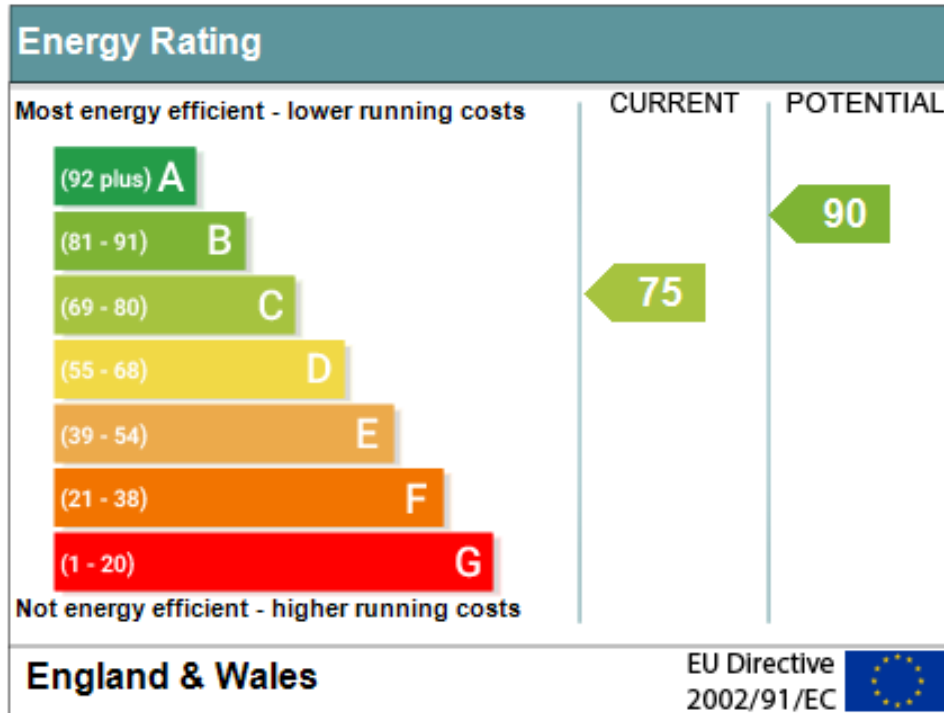
1ST FLOOR



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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EPC

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Please contact the office before viewing the property.