

# ALISTAIR STEVENS

## CHADDERTON



Offers Over £229,950

9 Brook Street, Chadderton, OL9 6NN

- \*\*\*NO CHAIN\*\*\*
- Extended Semi Detached Property
- Three/Four Bedrooms
- Lounge
- Open Plan Kitchen/Dining Room
- Downstairs WC & Family Bathroom
- Lawn Garden Areas
- Driveway Providing Off Road Parking
- Gated Rear Access
- Viewing Highly Recommended



This three/four bedroom extended semi-detached property is situated in a popular and convenient area of Chadderton within easy access of well regarded local schools and amenities including Elk Mill Retail Park, public transport links and just a short drive from the North West motorway network. The property comprises briefly of entrance porch, lounge, kitchen diner, downstairs WC, second reception room/bedroom four, three bedrooms upstairs and bathroom WC. Externally, to the front is a lawn garden area trees and shrubs and a substantial driveway to the side providing ample off-road parking leading to a rear lawned garden area with gated rear access with boundary fencing. The property benefits from good size living accommodation and further benefits from UPVC double glazing and gas central heating. Viewing of the property is highly recommended.

#### INTERNAL ACCOMMODATION:

**ENTRANCE PORCH:** Via UPVC entrance door.

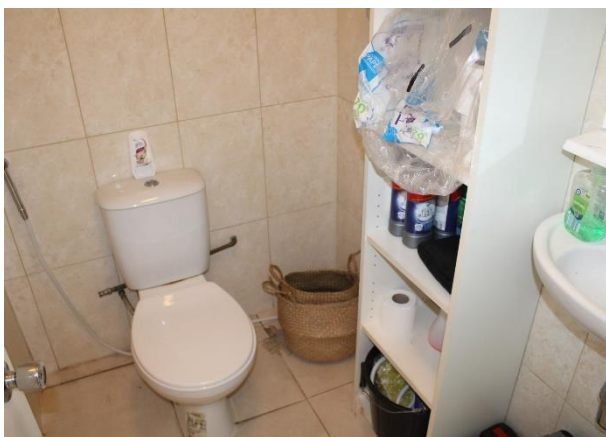
**LOUNGE:** With feature fireplace and surround, understairs storage cupboard, radiator, stairs leading to first floor and UPVC double glazed window to front elevation.



**OPEN PLAN KITCHEN/DINING ROOM:** Range of wall and base units, integrated oven with four ring gas hob and extractor hood above, integrated dish washer, one and a half bowl stainless steel sink unit with mixer tap, plumbed for washing machine, tiled flooring, two radiators, Velux window, UPVC double glazed leaded window and UPVC double glazed sliding doors leading to rear garden.



**DOWNSTAIRS WC:** Comprising of sink, WC and extractor fan.





**SECOND SITTING ROOM/BEDROOM FOUR/OFFICE:** With laminate flooring, Velux windows, spotlights to ceiling and UPVC double glazed sliding doors leading to rear garden.

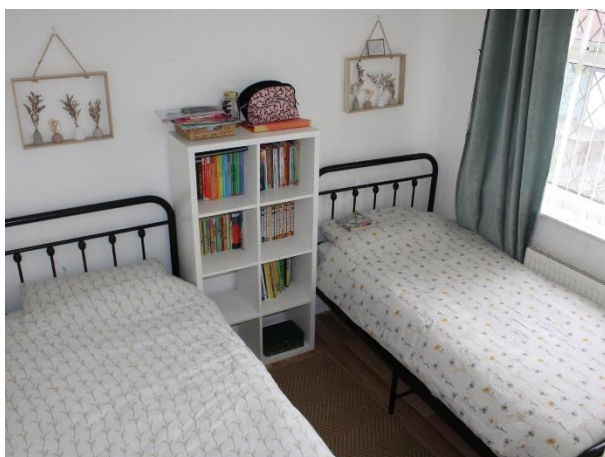


**LANDING:** With loft access hatch.

**BEDROOM ONE:** Front double bedroom with radiator and UPVC double glazed window.



**BEDROOM TWO:** Rear double bedroom with laminate flooring, built in storage cupboard, radiator and UPVC double glazed window.



**BEDROOM THREE:** Front single bedroom with laminate flooring, radiator and UPVC double glazed window.



**BATHROOM:** Comprising of bath with overhead shower, vanity sink unit and WC, towel radiator and UPVC double glazed window.



**OUTSIDE:** Externally, to the front is a lawn garden area trees and shrubs and a substantial driveway to the side providing ample off-road parking leading to a rear lawned garden area with gated rear access with boundary fencing.

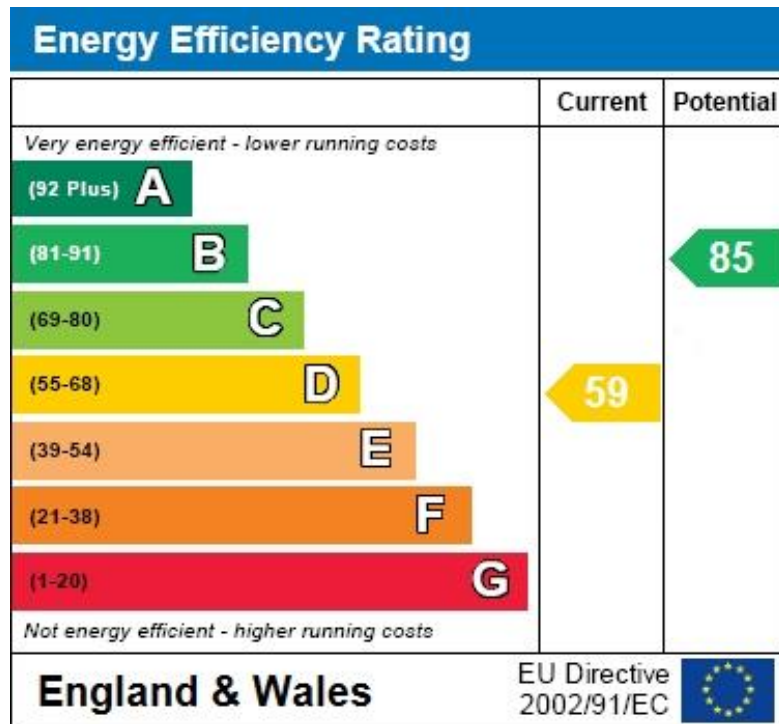


# Floor Plan





# 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.