

# ALISTAIR STEVENS

## CHADDERTON



Price £225,000

34 Sands Avenue, Chadderton, OL9 0NU

- Semi Detached Property
- Three Bedrooms
- Lounge
- kitchen diner
- Modern Family Bathroom
- Garden Area's To Front & Rear
- Detached Garage
- Popular Residential Area
- Ideal Starter Home
- Viewing Highly Recommended

This well appointed three bedroomed semi detached property would be ideal as a starter home, for a small family or for someone looking to downsize. The property is situated in a popular residential area of North Chadderton within easy access of excellent local schools and amenities, public transport links including Mills Hill train station and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance porch, lounge, dining kitchen, three bedrooms and modern family bathroom. Externally to the front of the property is a lawned garden area with pathway, whilst to the rear of the property is a tiered rear garden with lower patio area, steps leading to lawn garden with additional steps leading to a decked patio area and detached garage which is accessible from Middleton Road. 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 composite double glazed entrance door.

**LOUNGE:** Via a composite double glazed entrance door with laminate flooring, radiator, stairs leading to first floor and UPVC double glazed window to front elevation.



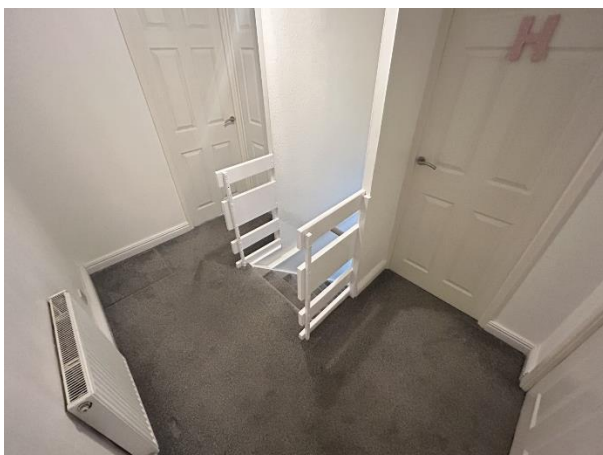


**KITCHEN DINER:** Range of wall and base units, inset oven with four ring halogen hob with extractor hood above, breakfast bar, stainless steel sink unit with mixer tap, built in wine rack, tiled flooring, radiator, two UPVC double glazed windows and UPVC double glazed door leading to rear garden.



**FIRST FLOOR:**

**LANDING:** With radiator and loft access hatch with loft ladder leading to a boarded loft area.



**BEDROOM ONE:** Front double bedroom with fitted wardrobes, 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.

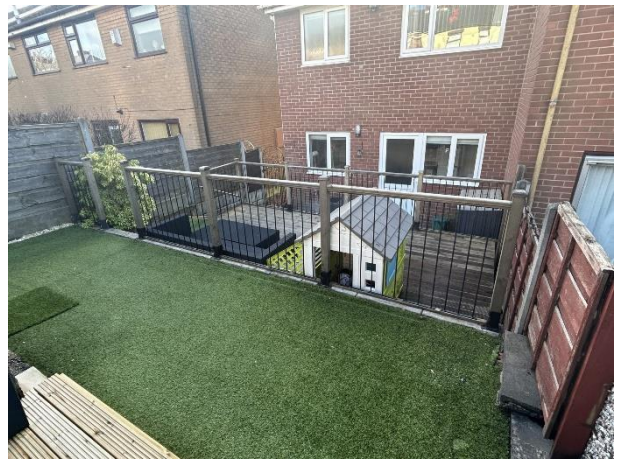




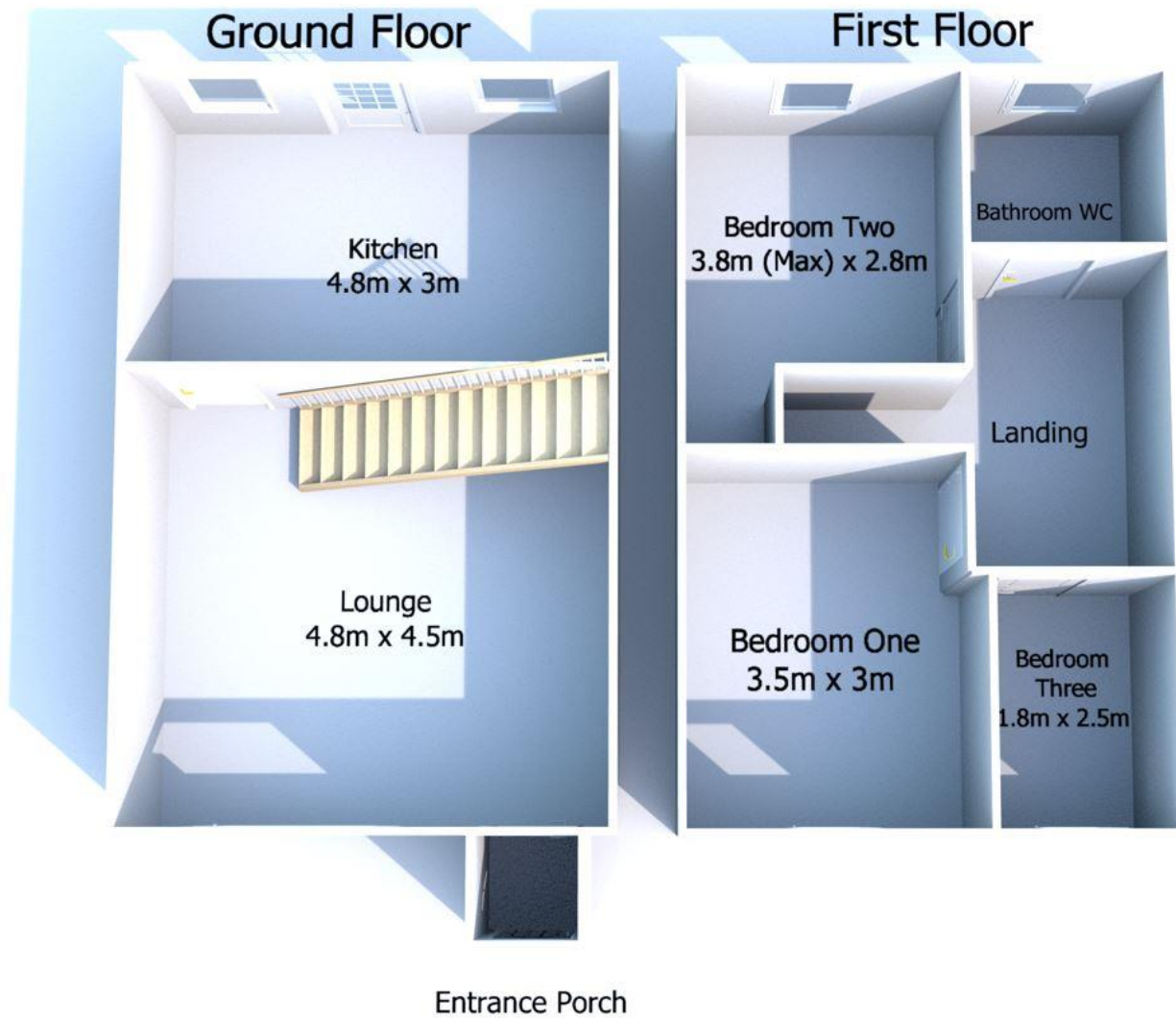
**BATHROOM:** Modern suite comprising of bath with overhead shower, vanity sink unit and WC, UPVC cladded walls, towel radiator, laminate flooring and UPVC double glazed window.



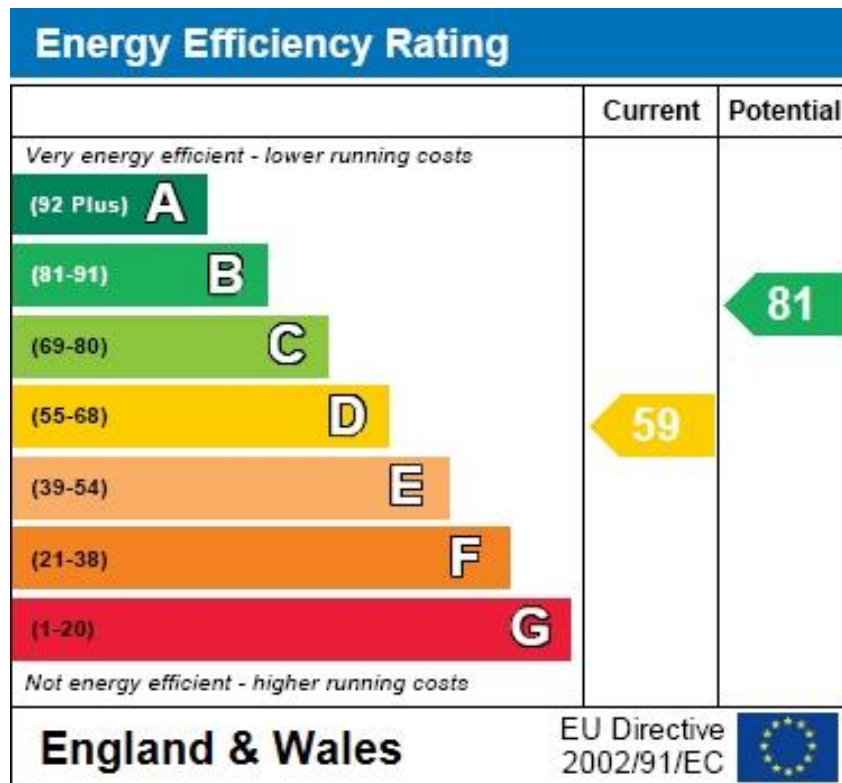
**OUTSIDE:** Externally to the front of the property is a lawned garden area with pathway, whilst to the rear of the property is a tiered rear garden with lower patio area, steps leading to lawn garden with additional steps leading to a decked patio area and detached garage which is accessible from Middleton Road.



# 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.