

ALISTAIR STEVENS

CHADDERTON



Asking Price Of £200,000

4 Rosen Square, Chadderton, OL9 9SY

- Spacious Well Maintained Town House
- Three Bedrooms (Two Doubles)
- Kitchen
- Lounge
- Large Conservatory
- Bathroom WC
- Convenient & Popular Residential Area
- Off Road Parking To The Rear
- Lawned Garden To Front
- Viewing Is Highly Recommended.

This deceptively spacious well maintained three bedroom town house has living accommodation that comprises briefly of entrance hall, kitchen, lounge, large conservatory, three bedrooms and bathroom WC. Outside there is an enclosed patio and parking area to the rear and a further garden area to the front. The property is situated in a convenient and popular residential area within easy access to excellent local schools and amenities, public transport links and a short distance from the Northwest motor way network. The property benefits from the instillation of gas fired central heating and double glazed windows throughout and internal inspection is highly recommended .

INTERNAL ACCOMMODATION :

ENTRANCE HALL :

Via a UPVC double glazed entrance door leading into the entrance hall with radiator, built in storage cupboard and staircase leading to the first floor.

KITCHEN : 9'10" x 9'2"

Fitted with a range of wall and base units with work surfaces, stainless steel sink unit with mixer taps, integral oven, hob and extractor hood above, plumbed for washing machine, splash back tiling, UPVC double glazed window and opening leading through to the lounge area.



LOUNGE : 17'1" x 15'9"

With radiator, UPVC double glazed window and UPVC double glazed patio doors opening through to the conservatory.



CONSERVATORY : 13'1" x 9'10"

A UPVC construction with tiled flooring, light and power supply, sink unit and breakfast bar.



FIRST FLOOR :

LANDING :

With airing/storage cupboard.

BEDROOM ONE : 13'1" x 9'10"

A rear double bedroom with built in wardrobes, radiator and UPVC double glazed window.



BEDROOM TWO : 9'10" x 7'5"

A front double bedroom with built in wardrobes, radiator and UPVC double glazed window.



BEDROOM THREE : 9'10" x 3'11"

A rear single bedroom with built in storage cupboard, radiator and UPVC double glazed window.



BATHROOM WC :

Comprising of three piece suite in white, shower mixer taps, wall mounted electric shower with shower bath screen, fully tiled walls and floor, panelled ceiling with sunken spotlighting, chrome towel rail and two UPVC double glazed windows to the front.



OUTSIDE :

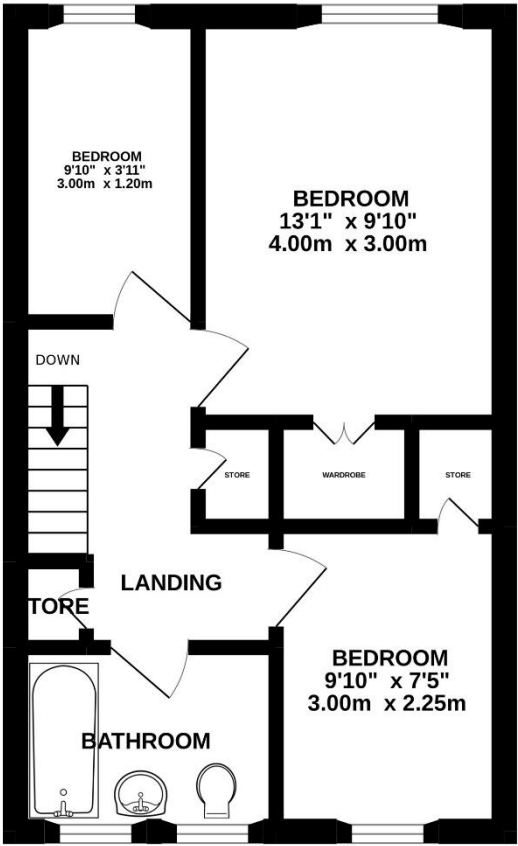
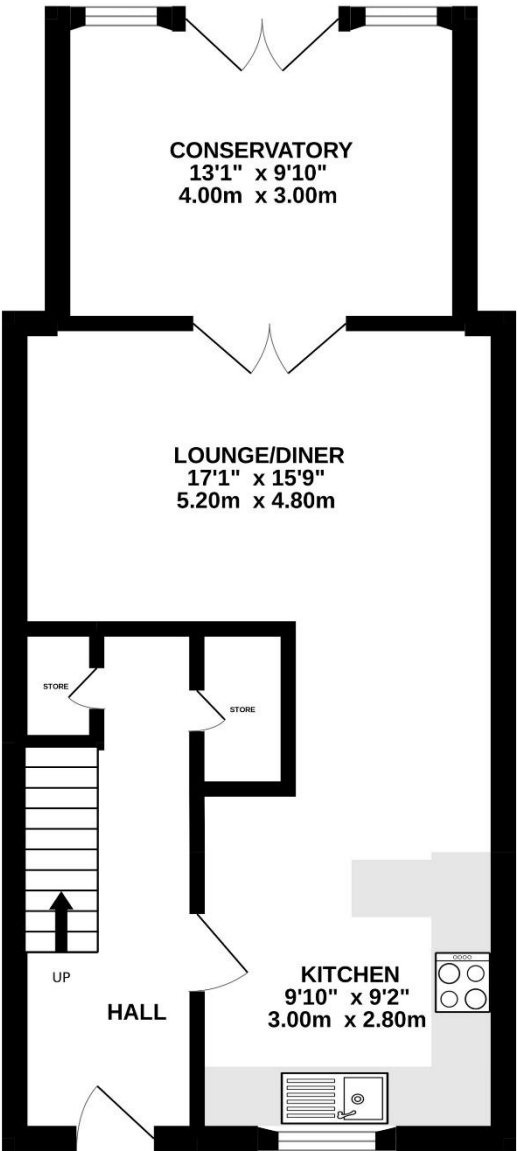
Externally to the rear of the property is an enclosed patio and parking area with boundary walls, fencing and gates, whilst to the front there is a garden area with lawn and boundary fencing.



Floor plan

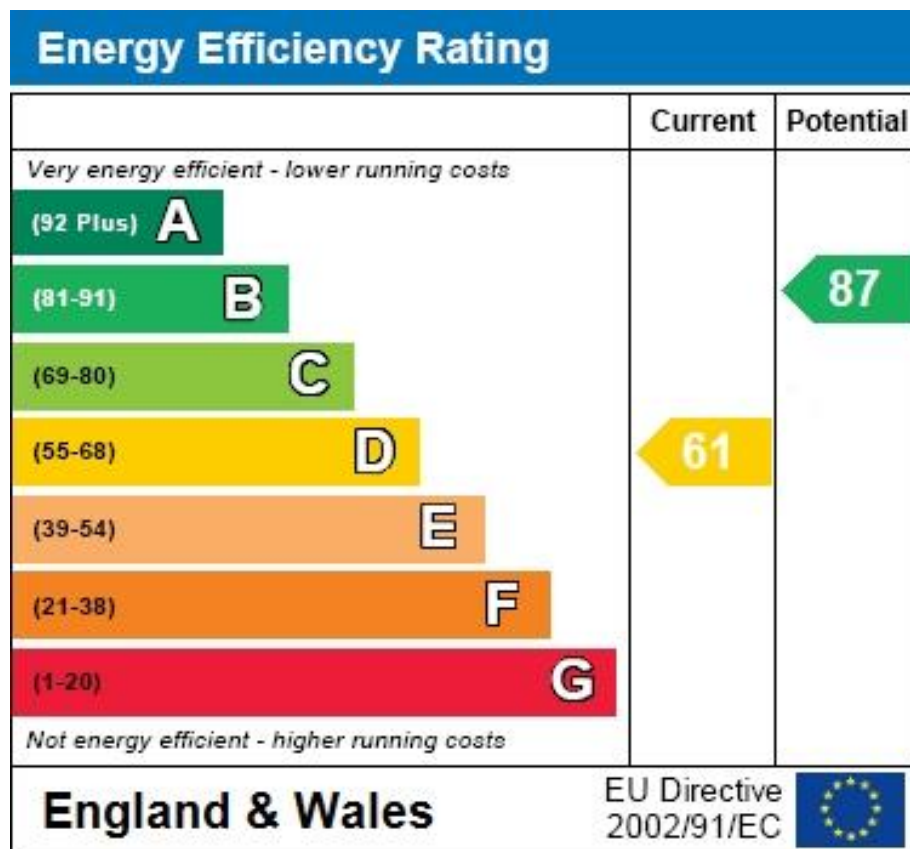
GROUND FLOOR

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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Please contact the office before viewing the property.