

ALISTAIR STEVENS

CHADDERTON



Price £240,000

89 Chadderton Park Road, Chadderton, OL9 0PQ

- NO CHAIN
- Semi-Detached Property
- Three Bedrooms
- Kitchen
- Open Plan Lounge/Dining Room
- Sitting Room
- Modern Family Bathroom
- Front & Rear Gardens
- Popular & Convenient Location
- Viewing Is Highly Recommended.

*****NO CHAIN*****Offering good size living accommodation is this three-bedroom semi-detached property, situated on the popular Chadderton Park Road within easy access of excellent local schools and amenities, Chadderton Park, public transport links including Mills Hill train station, the Northwest motorway network and a short drive from Elk Mill retail park. Internal accommodation briefly comprises of entrance hall, open plan lounge/dining room, sitting room, kitchen, three bedrooms and modern family bathroom. Externally to the front of the property is a tiered flowered garden, whilst to the rear is a patio area and AstroTurf lawn, with gated side access which could easily provide off road parking. The property further benefits from UPVC double glazing and gas central heating and viewing is highly recommended.

INTERNAL ACCOMMODATION:

ENTRANCE HALL: Via a UPVC double glazed entrance door with wooden flooring, understairs storage cupboard, radiator and UPVC double glazed window.



OPEN PLAN LOUNGE/DINING ROOM: Wooden flooring throughout.

LOUNGE AREA 12'6" (3.81m) x 11'0" (3.35m): With radiator, feature gas fire and surround and UPVC double glazed window.



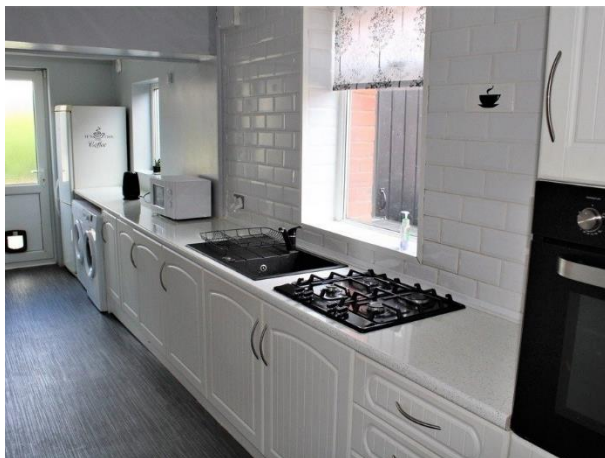
DINING AREA 13'9" (4.19m) x 11'0" (3.35m): With UPVC double glazed sliding doors leading into rear extension/ sitting room.



SITTING ROOM 10'6" (3.2m) x 10'6" (3.2m): With radiator, UPVC double glazed French doors with side windows leading to rear garden.



KITCHEN 23'4" (7.11m) x 6'7" (2.01m): With a range of wall and base units, integrated oven, four ring gas hob, composite sink unit with mixer taps, plumbed for washing machine and dryer, radiator, spotlights to ceiling, two UPVC double glazed windows and UPVC double glazed door.



BEDROOM ONE 13'11" (4.24m) x 10'10" (3.3m): A rear double bedroom with built in wardrobes, radiator and UPVC double glazed window.



BEDROOM TWO 12'4" (3.76m) x 11'0" (3.35m): A front double bedroom with radiator and UPVC double glazed window.



BEDROOM THREE 8'6" (2.59m) x 5'11" (1.8m): A front single bedroom which is currently being used as an office, with radiator and UPVC double glazed window.



BATHROOM: A modern bathroom suite comprising of bath with overhead electric shower, vanity sink unit and WC, radiator, UPVC ceiling with spotlights and UPVC double glazed window.

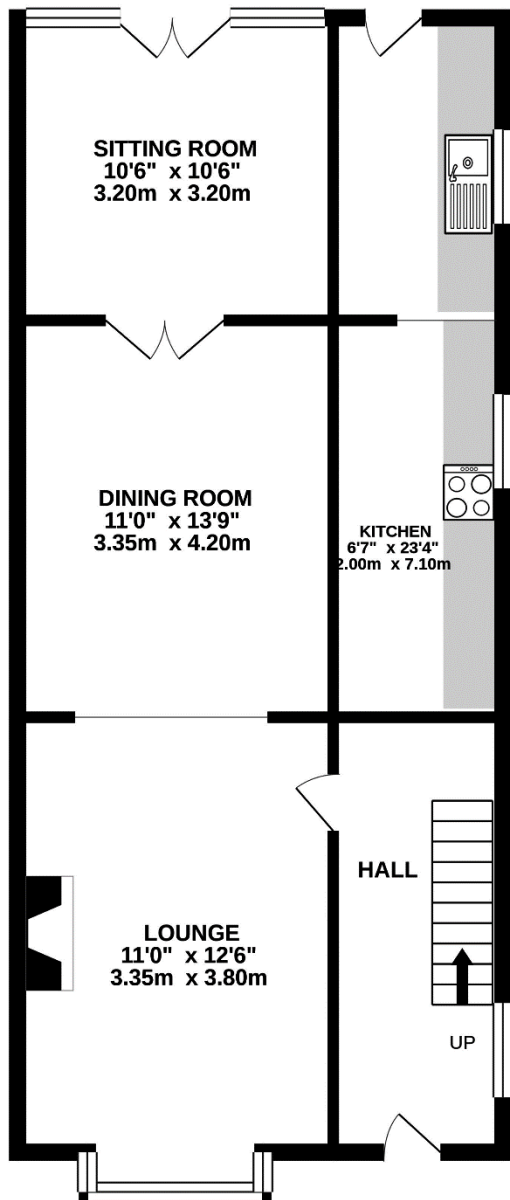


OUTSIDE: Externally to the front of the property is a tiered flowered garden, whilst to the rear is a patio area and AstroTurf lawn, with gated side access, which could easily provide off road parking.

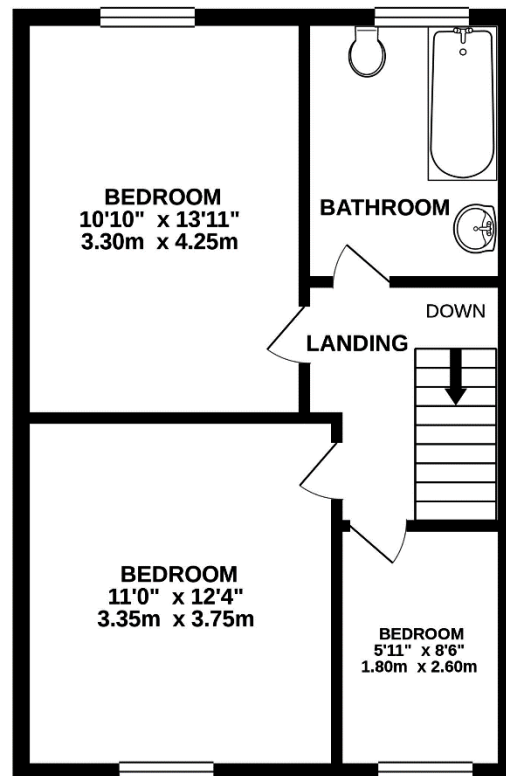


Floor Plan

GROUND FLOOR

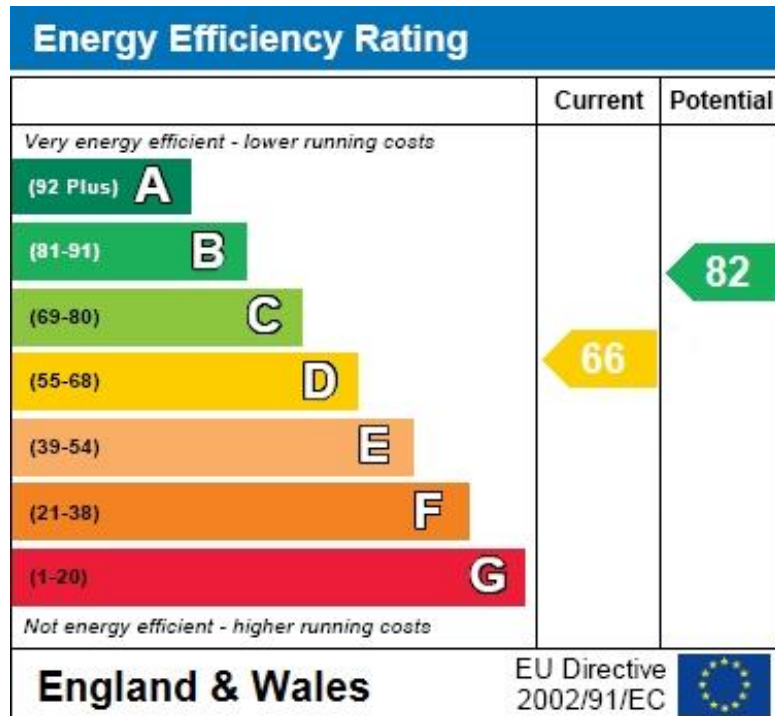


1ST FLOOR



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.