

ALISTAIR STEVENS

CHADDERTON



Price £230,000

19 Laurel Avenue, Chadderton, OL9 0NJ

- Dormer Bungalow
- Two Double Bedrooms
- Lounge
- Kitchen
- Conservatory
- Dining Room
- Shower Room/WC
- Spacious Rear Garden
- Driveway With Garage
- Viewing Highly Recommended

This deceptively spacious two bedroomed semi-detached dormer bungalow has living accommodation that comprises briefly of entrance hall, lounge, separate dining room, kitchen, double glazed conservatory, one bedroom and shower room WC whilst to the first floor is a second spacious bedroom. Outside the property occupies a large plot with a large garden area to the rear, smaller garden to the front and a driveway leading to a single concrete section garage at the rear. The property benefits from double glazed windows, electric heating and although requiring some updating and modernisation offers excellent potential and value and is situated in a convenient and popular residential area of Chadderton within easy access of excellent local schools and amenities, public transport links and a short drive from Chadderton town centre, as well as the Northwest motorway network. An internal inspection is recommended.

INTERNAL ACCOMODATION :

ENTRANCE HALL : Via a front door and UPVC double glazed window opening into the entrance hall with electric storage heating and stairs leading to the first floor.

LOUNGE 12'6" (3.81m) x 14'9" (4.5m): With living flame gas fire and surround, electric storage heating and UPVC double glazed bay window.



KITCHEN 8'6" (2.59m) x 9'6" (2.9m): With built in kitchen units and work surfaces, stainless steel sink unit with mixer taps, integral extractor hood with splashback tiling, UPVC double glazed single window and door to the rear opening into a UPVC double glazed conservatory.



CONSERVATORY 7'10" (2.39m) x 19'8" (5.99m): A UPVC double glazed construction with tiled flooring and power supply.



DINING ROOM/BEDROOM THREE 9'10" (3m) x 12'6" (3.81m): With electric storage heating and UPVC double glazed patio doors to the rear, leading through to the conservatory.



SHOWER ROOM : Comprising of two-piece suite, shower cubicle with wall mounted electric shower, splashback tiling, wall mounted electric heater and UPVC double glazed window.

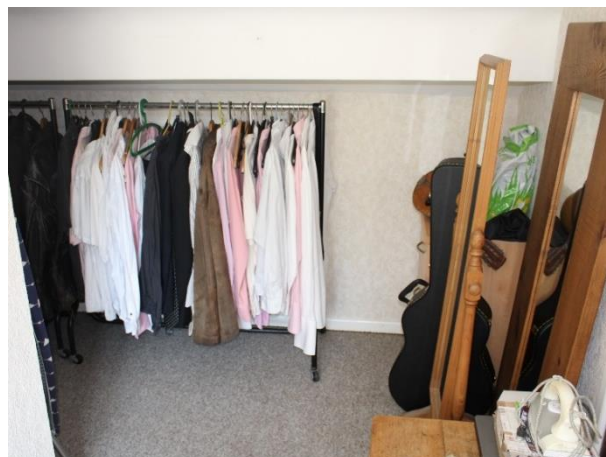


BEDROOM ONE 11'4" (3.45m) x 12'2" (3.71m): A front bedroom to the ground floor with electric storage heater and UPVC double glazed window.



FIRST FLOOR :

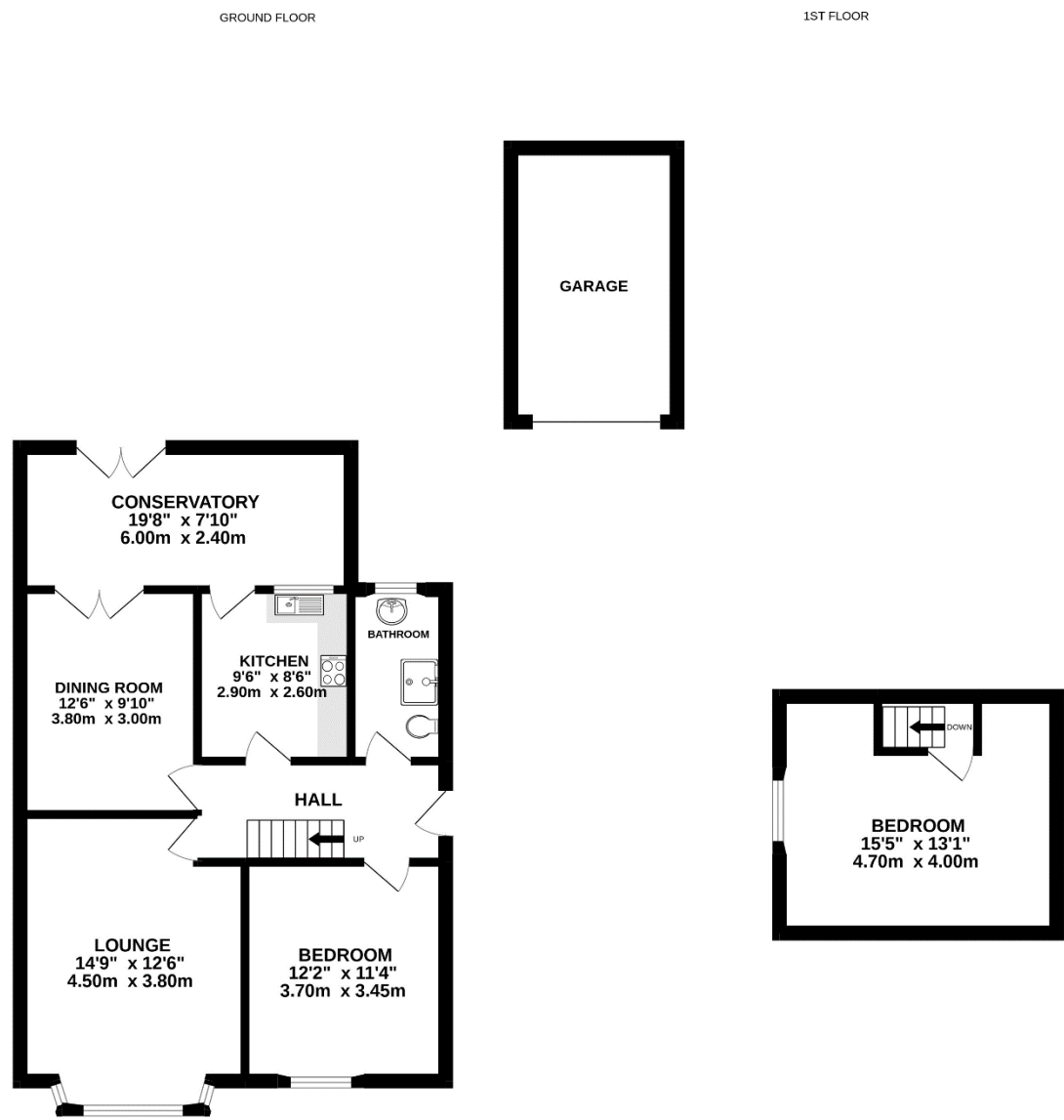
BEDROOM TWO 13'1" (3.99m) x 15'5" (4.7m): A rear bedroom with built in storage cupboard, loft storage areas and UPVC double glazed window.



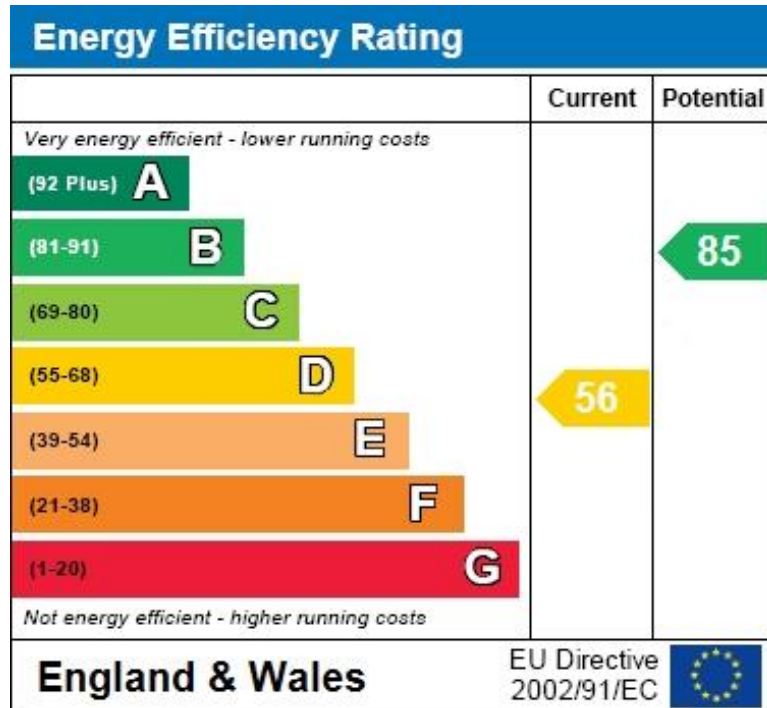
OUTSIDE : To the rear is an enclosed garden area with sunny aspect, ornamental retaining wall and elevated area with lawn, flower borders, shrubs, patio and timber store shed. This is an extremely spacious area with mature trees and a single concrete section garage, whilst to the front is a block paved driveway extending to the garage at the rear and a garden forecourt with low boundary walls.



Floor Plan



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.