

ALISTAIR STEVENS

CHADDERTON



Offers Over £410,000

8 Beech Avenue, Oldham, OL1 2RD

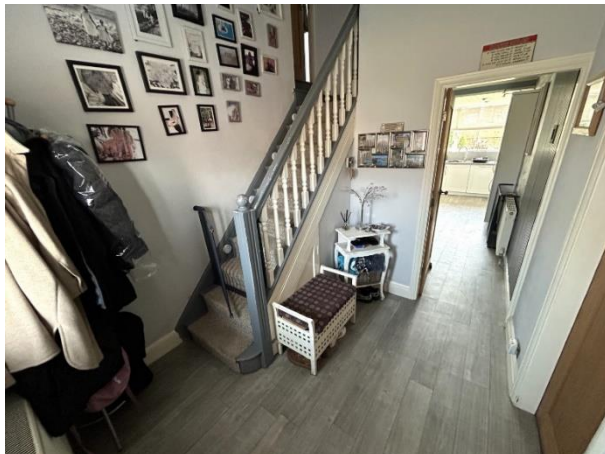
- Extended Semi Detached Property
- Five Bedrooms (Master with En-Suite)
- Two Reception Rooms
- Kitchen/Breakfast Room
- Utility Room
- Downstairs WC & Family Bathroom
- Enclosed Rear Garden
- Driveway Providing Off Road Parking
- Popular & Convenient Location
- Viewing Highly Recommended

This well presented extended five bedroomed semi-detached property has been tastefully decorated throughout and benefits from UPVC double glazing and gas central heating. Internal accommodation briefly comprises of entrance porch, hallway, lounge, versatile second reception room, kitchen/breakfast room, downstairs WC, utility room and double bedroom, whilst to the first floor there is a master bedroom with ensuite, three further bedrooms and family bathroom. Externally to the front is a low maintenance garden area with driveway providing ample off road parking whilst to the rear is an enclosed garden. The property is conveniently positioned for easy access to excellent local schools and amenities, Oldham, Royton and Chadderton Town Centres and just a short drive from the motorway network. An internal inspection is highly recommended to full appreciate what is on offer.

INTERNAL ACCOMMODATION:

ENTRANCE PORCH: Via UPVC sliding doors with a Karndean flooring and wooden door into the hallway.

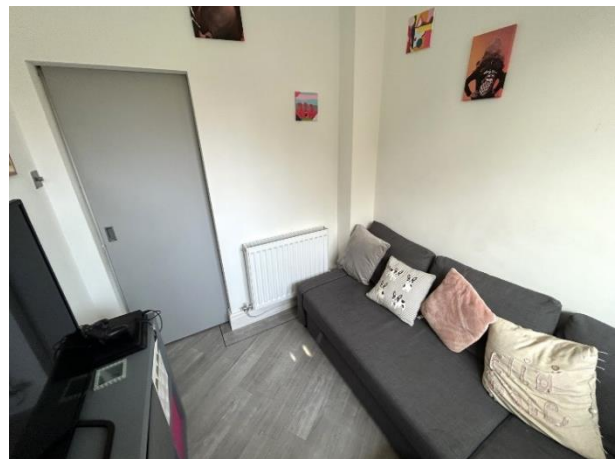
ENTRANCE HALL: With Karndean flooring, radiator, under stairs storage and stairs leading to the first floor.



LOUNGE 20'10" (6.35m) x 10'9" (3.28m): With feature electric fire and surround with pebble effect, Karndean flooring, radiator, UPVC double glazed bay window, and door leading into the dining room.



SECOND RECEPTION ROOM 9'3" (2.82m) x 10'9" (3.28m): With Karndean flooring, radiator and UPVC double glazed window.



KITCHEN/BREAKFAST ROOM 19'1" (5.82m) x 19'0" (5.79m): L-Shaped fitted kitchen with modern wall and base units, halogen hob with extractor fan, integrated fridge/freezer, double Neff oven, microwave and washing machine, splash back tiling, spotlights, Karndean flooring, radiator and UPVC double glazed windows and door leading to rear garden.



DOWNSTAIRS WC: With sink and WC.

UTILITY ROOM: Range of wall and base units and plumbed for washing machine.

BEDROOM FIVE: Generous fifth bedroom with radiator, built in storage cupboard and UPVC double glazed window.



LANDING: With fitted carpet and loft access.

BEDROOM ONE 13'7" (4.14m) x 8'11" (2.72m): Front double bedroom with built in wardrobes, fitted carpet, radiator and UPVC double glazed window.



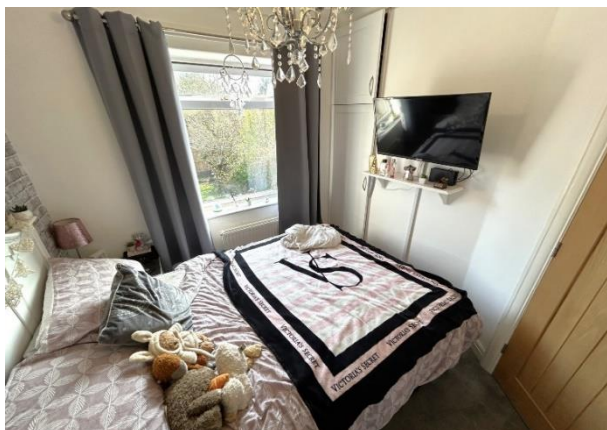
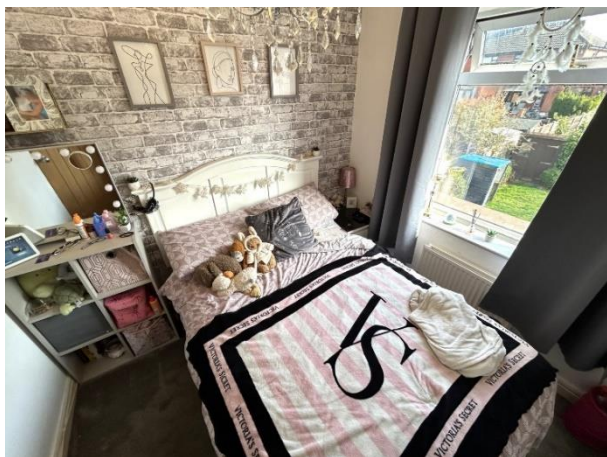
EN-SUITE 8'11" (2.72m) x 6'4" (1.93m): Comprising of sink and WC, shower cubicle, fully tiled walls and flooring, chrome towel radiator, spotlights to ceiling and UPVC double glazed window.



BEDROOM TWO 14'10" (4.52m) x 10'9" (3.28m): Front double bedroom with fitted carpet, radiator and UPVC double glazed bay window.



BEDROOM THREE 8'8" (2.64m) x 7'8" (2.34m): With fitted carpet and radiator.



BEDROOM FOUR 8'5" (2.57m) x 7'9" (2.36m): Rear bedroom with fitted carpet, built in storage cupboard, radiator and UPVC double glazed window.

BATHROOM 8'3" (2.51m) x 5'4" (1.63m): Modern bathroom comprising of sink and WC, bath, separate corner shower, radiator, tiled walls and floor, spotlights to ceiling and UPVC double glazed window.

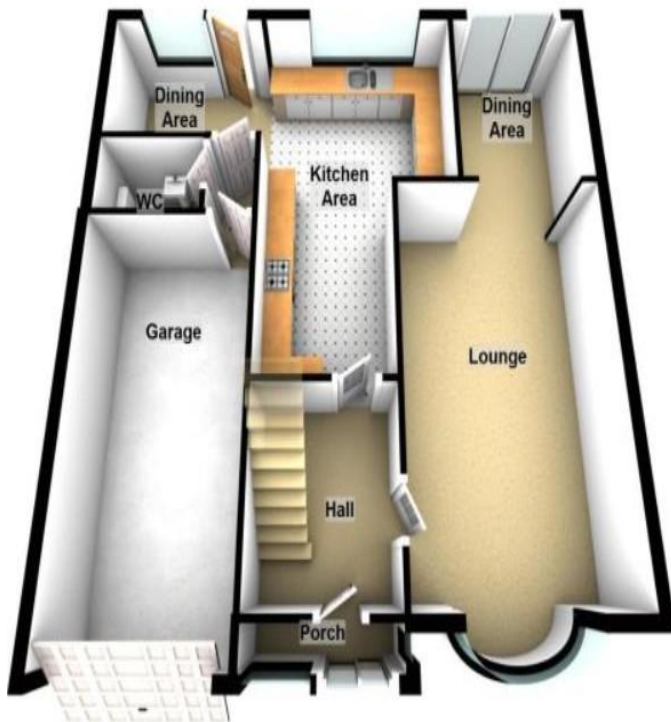


OUTSIDE: Externally to the front of the property is a driveway providing off road parking, whilst to the rear of the property is an enclosed garden with paved and lawned areas, wooden garden shed and gated side access.

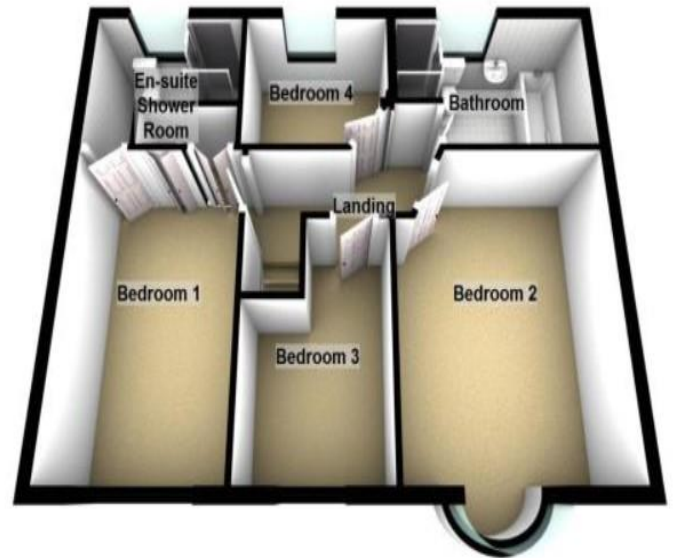


Floor Plan

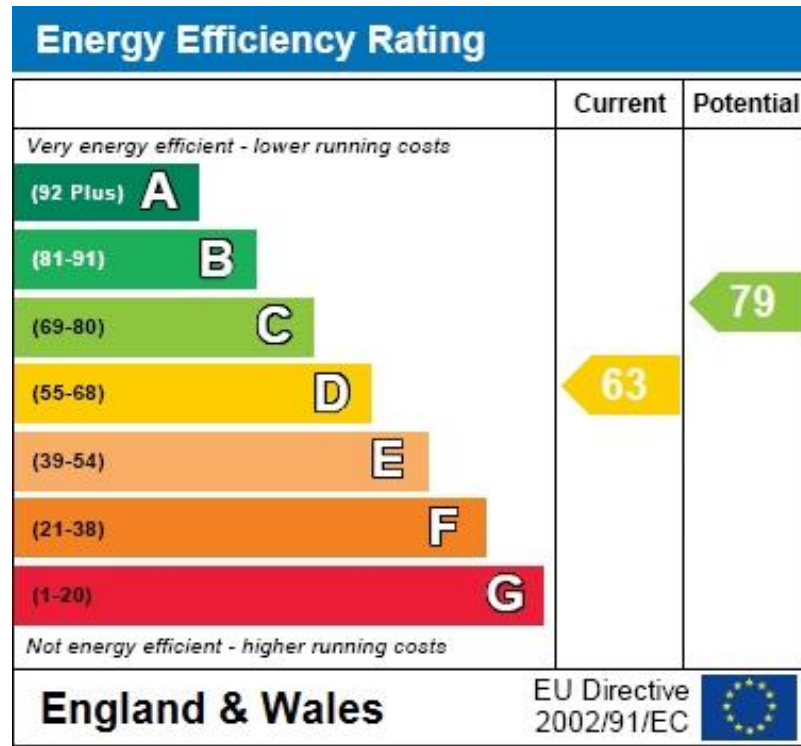
Ground Floor



First Floor



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.