

# ALISTAIR STEVENS

## CHADDERTON



Price £185,000

24 Whitstable Close, Chadderton, OL9 9LX

- Town House
- Four Bedrooms
- Open Plan Lounge/Diner
- Kitchen
- Downstairs WC
- Family Bathroom
- Enclosed Rear Garden
- Good Size Living Accommodation
- Benefits From UPVC Double Glazing/GSH
- Viewing Highly Recommended



This four bedroomed town house offers good size living accommodation in the form of open plan lounge/dining room, kitchen, downstairs wc, four bedrooms and family bathroom. The property is situated on a popular residential area of Chadderton within easy access of excellent local schools and amenities, public transport links and a short drive from the Northwest motorway network. Externally to the rear of the property there is an enclosed rear garden with lawn, flagged patio and garden shed all of which is enclosed by boundary fencing. The property further benefits from UPVC double glazing and gas central heating. Viewing of the property is highly recommended.

#### INTERNAL ACCOMMODATION:

**OPEN PLAN LOUNGE/DINING ROOM:** With feature electric fire and surround, radiator, UPVC double glazed window, UPVC double glazed French doors and stairs to first floor.



**KITCHEN:** Range of wall and base units, one and a half bowl composite sink unit, space for oven, washing machine and dryer, extractor hood, fully tiled walls, laminate flooring, radiator and UPVC double glazed window.



DOWNSTAIRS WC: Sink and WC and UPVC double glazed window.



FIRST FLOOR

LANDING: With radiator.



BEDROOM ONE: Front double bedroom with radiator and UPVC double glazed window to both front and rear.

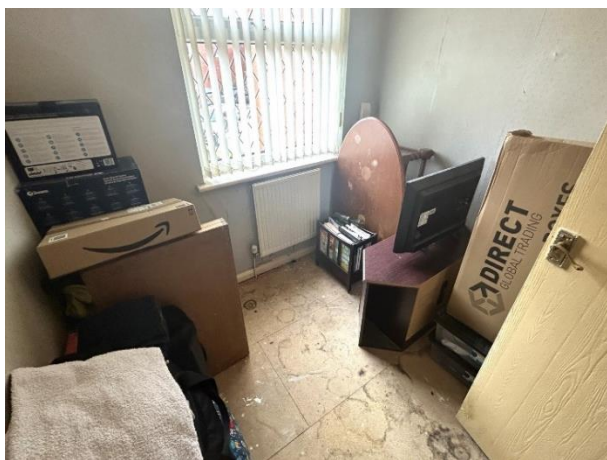




BEDROOM TWO: Rear double bedroom with radiator and UPVC double glazed window.



BEDROOM THREE: Single bedroom with radiator and UPVC double glazed window.



BEDROOM FOUR: Single bedroom with radiator and UPVC double glazed window.



**BATHROOM:** Comprising of bath, sink and WC, laminate flooring, tiled walls, towel radiator and UPVC double glazed window.

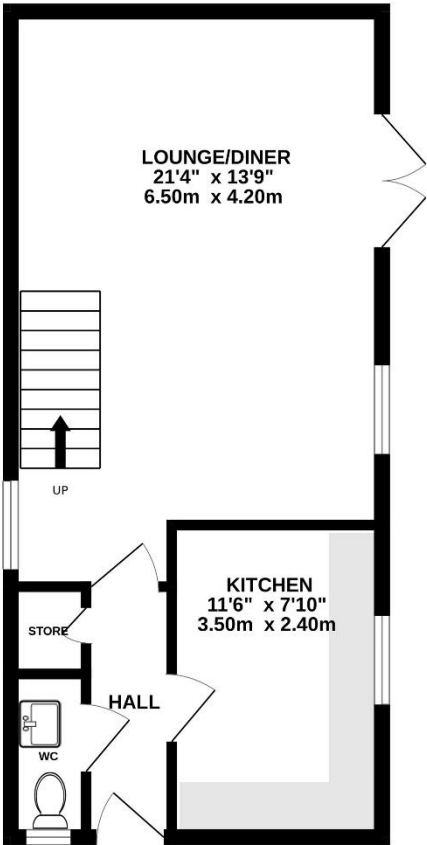


**OUTSIDE:** Externally to the rear of the property there is an enclosed rear garden with lawn, flagged patio and garden shed all of which is enclosed by boundary fencing.



# Floor Plan

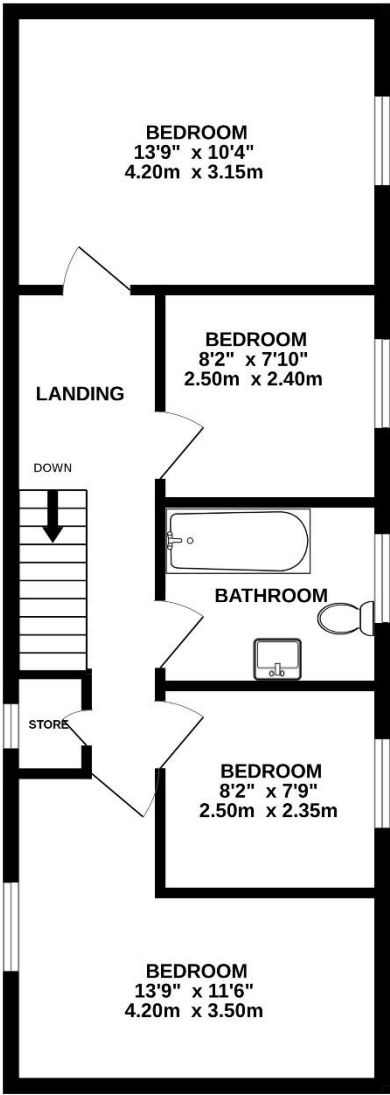
GROUND FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



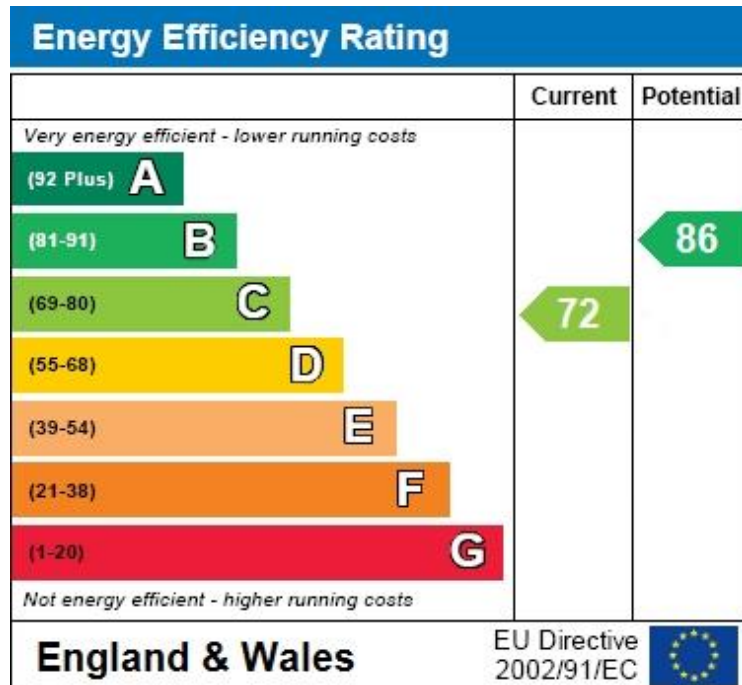
TOTAL FLOOR AREA : 970 sq.ft. (90.2 sq.m.) approx.

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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1ST FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



# 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.