

# ALISTAIR STEVENS

## CHADDERTON



Offers Over £230,000

60 Rydal Avenue, Chadderton, OL9 0QU

- NO CHAIN
- Semi Detached Property
- Three Bedrooms
- Lounge
- Extended Kitchen Diner
- Family Bathroom
- Good Size Rear Garden
- Driveway Providing Ample Off Road Parking
- Generous Family Living Accommodation
- Viewing Highly Recommended

**\*\*\*NO CHAIN AND THEREFORE VACANT POSSESSION ON COMPLETION\*\*\*** This well presented three bedroomed extended property offers generous family living accommodation and is situated in a popular residential area of Chadderton within easy access of excellent local schools and amenities, Chadderton hall park, public transport links including Mills Hill train station and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance porch, lounge, extended dining kitchen, three bedrooms and bathroom. Externally to the front of the property is a large driveway providing ample off road parking and lawn garden, whilst to the rear of the property there is an artificial lawn garden area, decked patio with steps leading down to an additional paved patio area. The property further benefits from double glazing, gas central heating via a combination boiler, an alarm system, CCTV and solar panels which are on a free lease until 2040. Viewing of the property is highly recommended

## INTERNAL ACCOMMODATION

**ENTRANCE PORCH:** Via a UPVC double glazed entrance door.

**LOUNGE:** With laminate flooring, stairs leading to first floor, radiator and UPVC double glazed window to front elevation.





**EXTENDED KITCHEN DINER:** Modern range of wall and base units, integrated oven with four ring gas hob and extractor hood above, one and a half bowl sink unit with mixer tap, central island/ breakfast bar, plumbed for washing machine and dryer, tiled flooring, spotlights to ceiling, UPVC double glazed door and UPVC double glazed French doors leading to rear garden.

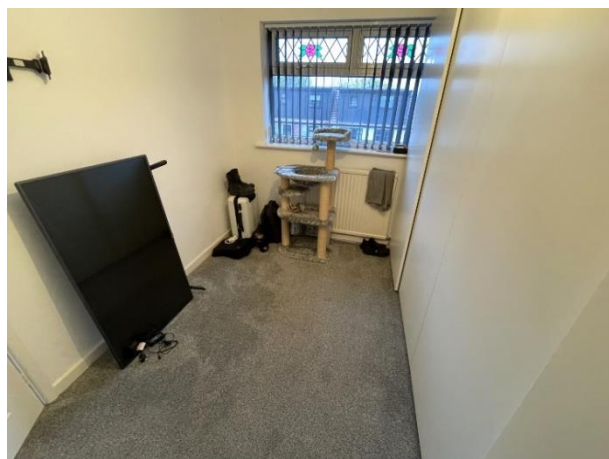


**LANDING:** Loft access hatch and UPVC double glazed window.

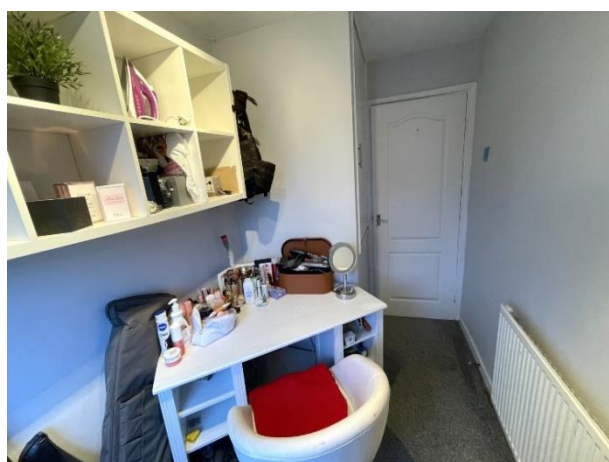
**BEDROOM ONE:** Front double bedroom with radiator and UPVC double glazed window.



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



**BEDROOM THREE:** Front single bedroom with built in cupboard, radiator and UPVC double glazed window.



**BATHROOM:** Fully tiled and comprising of bath with overhead shower, vanity sink and WC, radiator and UPVC double glazed window.



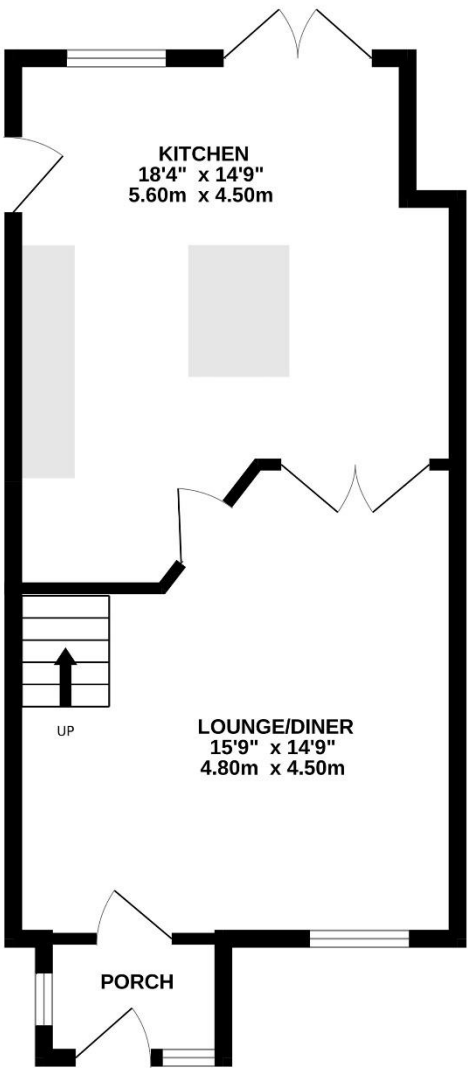


OUTSIDE: Externally to the front of the property is a large driveway providing ample off road parking and lawn garden, whilst to the rear of the property there is an artificial lawn garden area, decked patio with steps leading down to an additional paved patio area.

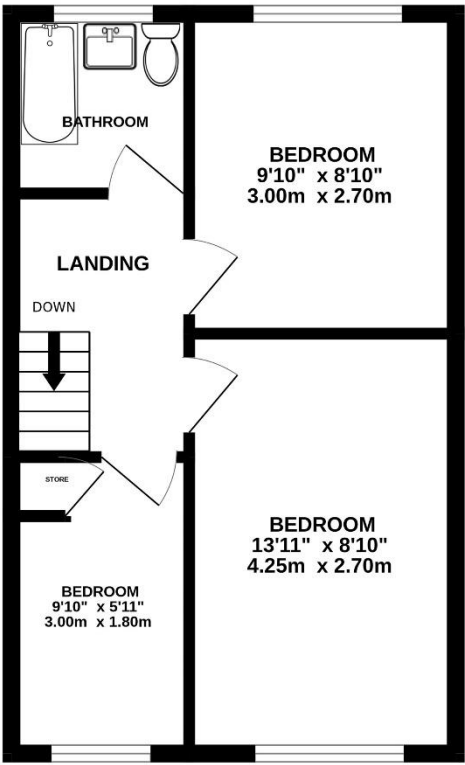


# Floor Plan

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.

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.