

ALISTAIR STEVENS

CHADDERTON



Asking Price Of £350,000

237 Broadway, Chadderton, OL9 8RR

- NO CHAIN
- Double Extension
- Semi Detached Property
- Substantial Five Bedrooms
- Open Plan Lounge/Dining Room
- Modern Fitted Kitchen
- Family Bathroom
- Excellent Size Rear Garden
- Driveway Providing Ample Off Road Parking
- Viewing Highly Recommended

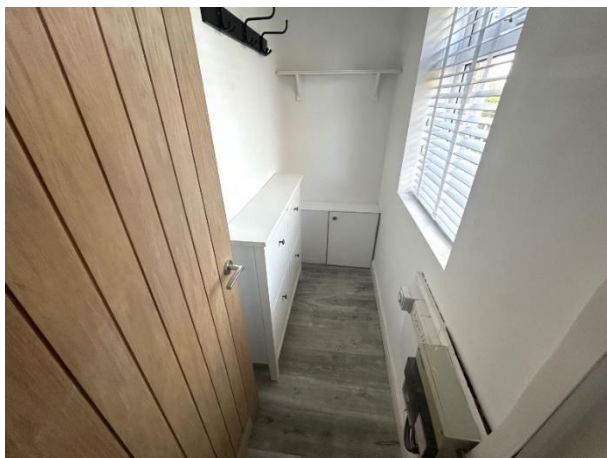
*****NO CHAIN THEREFORE VACANT POSSESSION ON COMPLETION***** This substantial five bedroomed double extended semi detached property is situated in a popular residential area of Chadderton within easy access of excellent local schools and amenities, public transport links and a short drive from the Northwest motorway network. The property offers generous family living accommodation briefly comprising of entrance hall, cloakroom, open plan lounge/dining room, downstairs WC, kitchen, five bedrooms and family bathroom. Externally to the front of the property is a driveway providing off road parking, whilst to the rear of the property is a paved patio area with steps leading to a lawn garden and additional decked patio. The property further benefits from UPVC double glazed Egress windows, gas central heating and the potential to extend the kitchen and into the loft (planning permission previously obtained by owner). Viewing of the property is highly recommended.

INTERNAL ACCOMMODATION:

ENTRANCE HALL: Via a UPVC composite entrance door with radiator and stairs leading to the first floor.



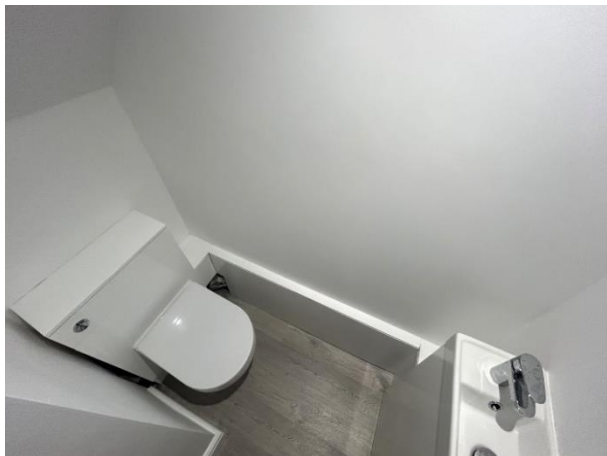
CLOAKROOM: With UPVC double glazed window.



OPEN PLAN LOUNGE/DINING ROOM: With feature log burner which has spotlights under the chimney, two radiators, UPVC double glazed bay window to front elevation and UPVC double glazed French doors leading to the rear garden.



DOWNSTAIRS WC: Comprising of sink and WC.



KITCHEN: Newly fitted modern kitchen which has not yet been used comprises of a range of wall and base units, two integrated ovens and microwaves, integrated washing machine, dryer and dishwasher, five ring gas hob with extractor hood above, composite sink unit with mixer tap, under cupboard spotlights, built in bin storage, two radiators, two UPVC double glazed windows and UPVC double glazed French doors leading to the rear garden.



FIRST FLOOR: LANDING

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



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



BEDROOM THREE: Rear bedroom with radiator, built in wardrobe space and UPVC double glazed window.



BEDROOM FOUR: Front bedroom with radiator, built in wardrobe space and UPVC double glazed window.



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



BATHROOM: Modern bathroom comprising of bath, shower cubicle with massage shower jets, sink and WC, fully tiled walls and floors with stunning feature tiles around the electric mirror, spotlights to ceiling and UPVC double glazed window.



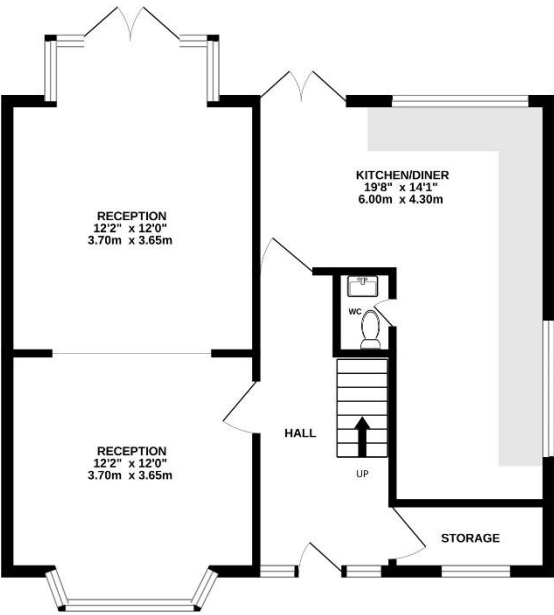
OUTSIDE: Externally to the front of the property is a driveway proving ample off road, whilst to the rear of the property is a paved patio area with steps leading to a lawn garden and additional decked patio with electric sockets and outside tap to the side.



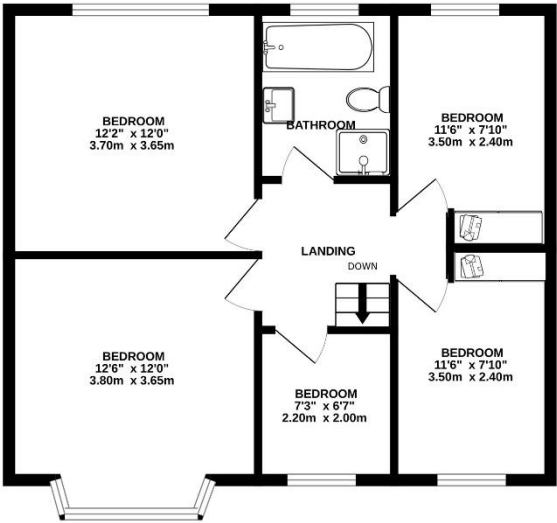


Floor plan

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		83 B
69-80	C	72 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.

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Please contact the office before viewing the property.