

ALISTAIR STEVENS

CHADDERTON



Price £159,950

Denton Lane, Chadderton, OL9 9DQ

- NO CHAIN
- Ideal for FTB/Property Investors
- Mid Terrace Property
- Two Double Bedrooms
- Lounge
- Kitchen Diner
- Family Bathroom
- Enclosed Rear Garden
- Gated Rear Access
- Viewing Highly Recommended

*****NO CHAIN AND THEREFORE VACANT POSSESSION ON COMPLETION***** This ideal property for a first time buyer or property investor looking to extend their buy to let portfolio is this well presented two double bedroomed mid terrace property which is situated in a popular residential area of Chadderton within easy access of excellent local schools and amenities, public transport links including the metro link system and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance porch, lounge, kitchen diner, two double bedrooms and family bathroom. Externally to the front of the property is a forecourt garden, whilst to the rear of the property is an enclosed rear garden with paved patio, astro turf lawn and gated rear access. Viewing of the property is highly recommended.

INTERNAL ACCOMMODATION:

ENTRANCE PORCH: Via a UPVC double glazed entrance door.

LOUNGE: With feature fireplace and surround, radiator, laminate flooring and UPVC double glazed window to front elevation.



KITCHEN: Modern fitted kitchen with a range of wall and base units, integrated oven with four ring halogen, stainless steel sink unit with mixer tap, plumbed for washing machine, laminate flooring, radiator, UPVC double glazed window and UPVC double glazed door leading to rear garden.



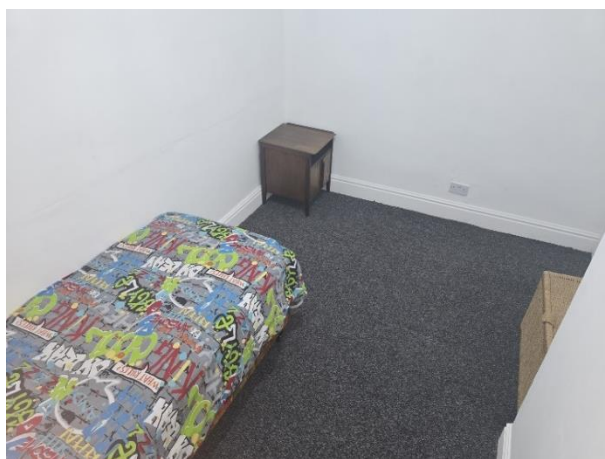
LANDING: Loft access hatch.



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



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



BATHROOM: Comprising of bath with overhead shower, vanity sink unit and WC, spotlights to ceiling, fully tiled walls, radiator and UPVC double glazed window.



OUTSIDE: Externally to the front of the property is a forecourt garden, whilst to the rear of the property is an enclosed rear garden with paved patio, astro turf lawn and gated rear access.



Floor plan



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	48 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.