

ALISTAIR STEVENS

CHADDERTON



Price £275,000

6 Taunton Road, Chadderton, OL9 0BE

- NO CHAIN
- Semi Detached Bungalow
- Three Bedrooms (Master with en-suite)
- Lounge
- Kitchen Diner
- Summer Room
- Good Size Rear Garden
- Driveway Providing Off Road Parking
- Substantial Family Living Accommodation
- Viewing Highly Recommended

*****NO CHAIN AND THEREFORE VACANT POSSESSION ON COMPLETION***** This well presented semi detached bungalow has had the addition of a front dormer with en-suite to provide three bedrooms to the first floor whilst freeing up additional living space to the ground floor and therefore offering substantial family living accommodation. The property is situated within a popular residential area of North 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 now comprises of entrance hall, downstairs bathroom, lounge, dining kitchen and summer room all to the ground floor, whilst to the first floor there are three bedrooms (master with en-suite). Externally to the front of the property is a substantial driveway providing ample off road parking, whilst to the rear of the property is a paved patio area with lawned garden area and detached garage. The property further benefits from UPVC double glazing and gas central heating, viewing of the property is highly recommended.

INTERNAL ACCOMMODATION:

ENTRANCE HALL: Via a UPVC double glazed entrance door with stairs leading to first floor.



DOWNSTAIRS WC: Comprising of shower cubicle, bath, sink and WC, fully tiled walls and floor, spotlights to ceiling and UPVC double glazed window.



LOUNGE: With radiator and UPVC double glazed window.



KITCHEN DINER: Range of wall and base units, integrated oven, five ring gas hob with extractor hood above, stainless steel sink unit with mixer tap, plumbed for washing machine, tiled splashbacks and UPVC double glazed window.



DINING AREA: With laminate flooring, radiator and UPVC double glazed doors leading to conservatory/summer room.



CONSERVATORY/SUMMER ROOM: With laminate flooring and UPVC double glazed French doors leading to rear garden.



LANDING: Built in storage cupboard and UPVC double glazed window.



BEDROOM ONE: Rear double bedroom with fitted drawers and cupboards, radiator and UPVC double glazed window.



BEDROOM TWO: Front double bedroom with fitted storage, radiator, loft access hatch and UPVC double glazed window.



EN-SUITE: Comprising of vanity sink unit and WC, spotlights to ceiling and UPVC double glazed window.



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

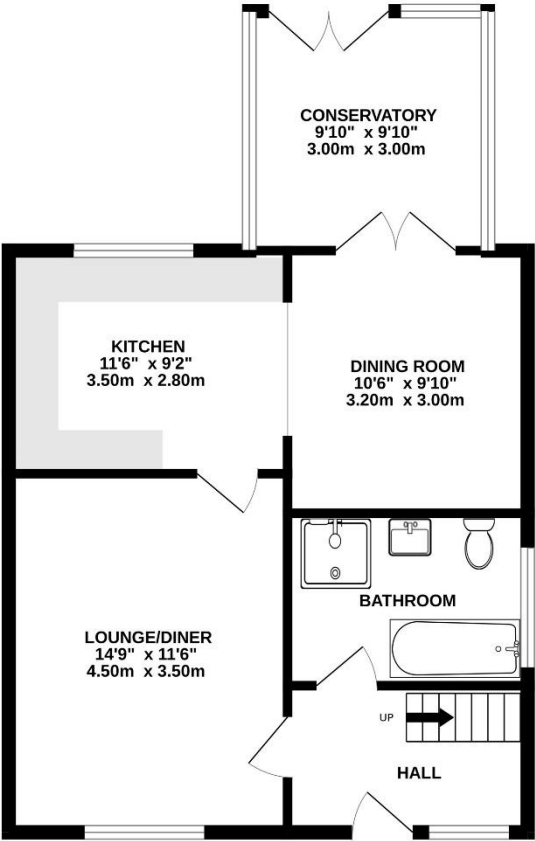


OUTSIDE: Externally to the front of the property is a substantial driveway providing ample off road parking, whilst to the rear of the property is a paved patio area with lawned garden area and detached garage.

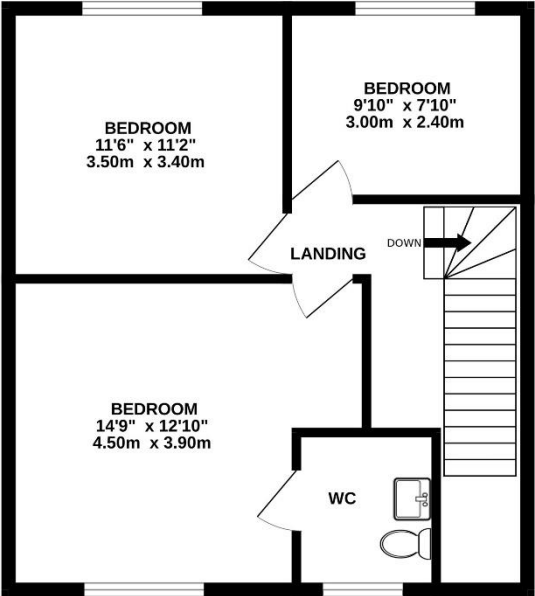


Floor Plan

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		88 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Address:
519 Middleton Road
Chadderton
OL9 9SH

Tel: 0161 626 0333
Email: 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.

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Please contact the office before viewing the property.