

ALISTAIR STEVENS

CHADDERTON



Price £274,950

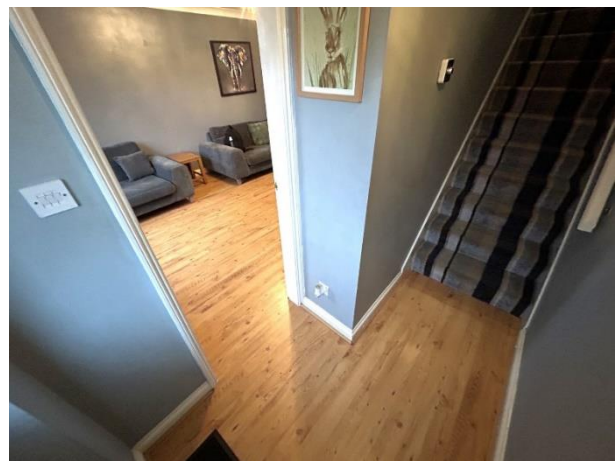
71 Cairnwell Road, Chadderton, OL9 0NF

- Semi Detached Property
- Three Bedrooms (Master with en-suite)
- Good Size Lounge
- Modern Fitted Kitchen Diner
- Modern Family Bathroom
- Substantial Rear Garden
- Driveway Providing Ample Off Road Parking
- Situated On The Popular Swallowfield Development
- Benefits From Double Glazing/GCH
- Viewing Highly Recommended

This beautifully presented three bedroomed (master with en-suite) semi detached property is situated on the ever popular Swallowfield development in North Chadderton and is ideally located for excellent schools and amenities, public transport links, Chadderton Park, Elk Mill retail park and just a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance hall, lounge, modern fitted dining kitchen, three bedrooms (master with en-suite) and modern family bathroom. Externally to the front of the property is a long driveway providing ample off road parking and a small lawn garden area, whilst to the front of the property is a substantial garden comprising of paved patio, lawn garden and composite garden shed. 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 composite double glazed entrance door with laminate flooring and stairs leading to first floor.



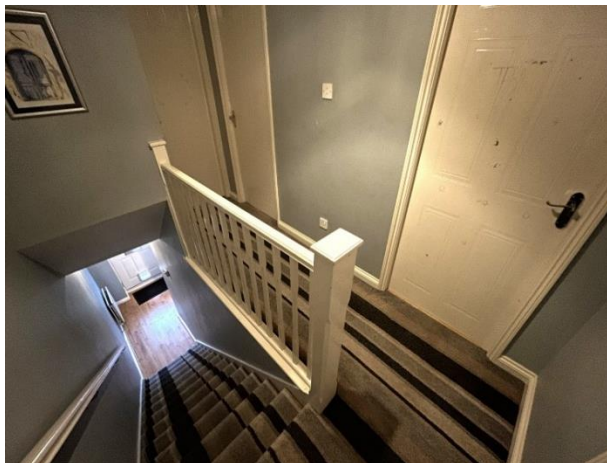
LOUNGE: With laminate flooring, radiator and UPVC double glazed window to front elevation.



KITCHEN DINER: Modern range of wall and base units, integrated oven, four ring gas hob with extractor hood above, stainless steel sink unit with mixer tap, plumbed for washing machine, tiled flooring, understairs storage cupboard, UPVC double glazed window and UOVC double glazed sliding doors leading to rear garden.



LANDING: With loft access hatch and built in storage cupboard.



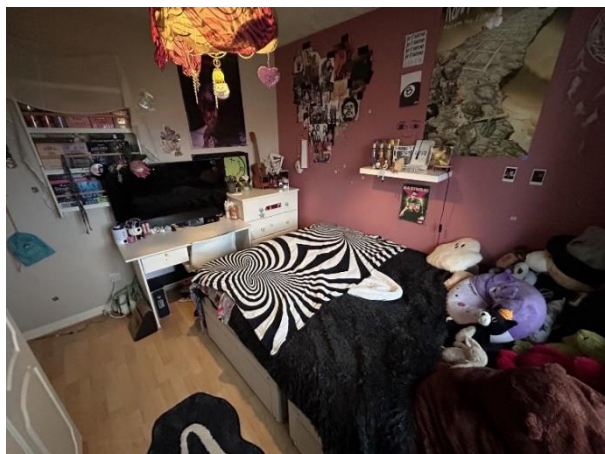
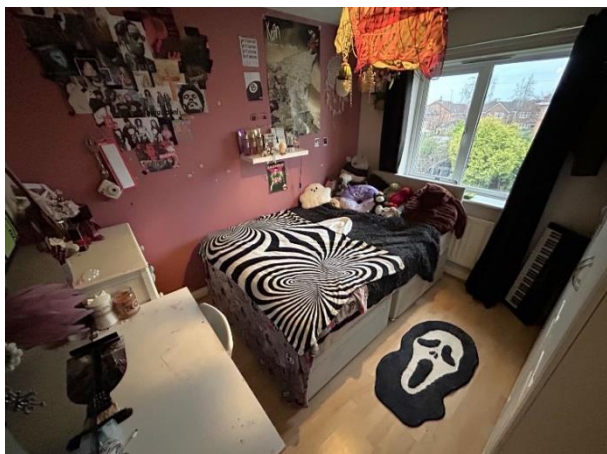
BEDROOM ONE: Front double bedroom with radiator and UPVC double glazed window.



EN-SUITE: Comprising of shower cubicle, sink and WC, laminate flooring, radiator and UPVC double glazed window.



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



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



BATHROOM: Modern bathroom comprising of bath with overhead shower off mixer taps, sink and WC, towel radiator and UPVC double glazed window.

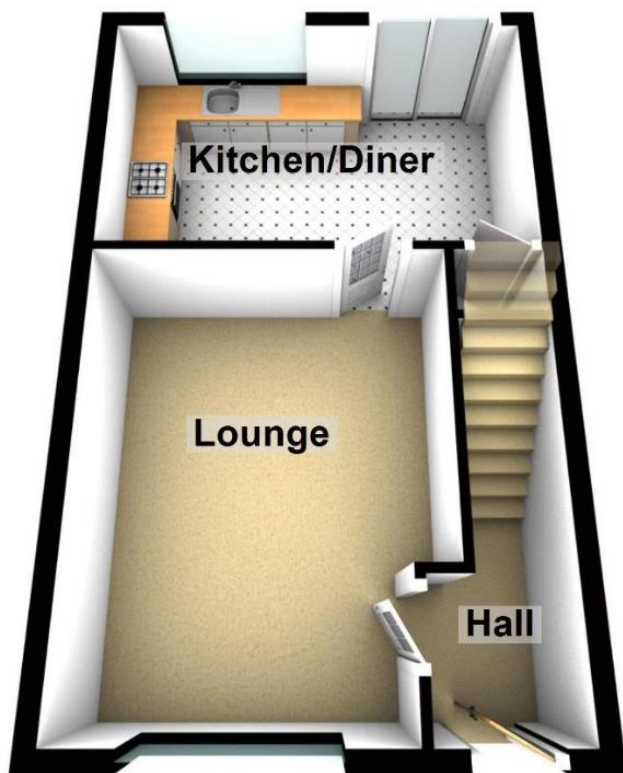


OUTSIDE: Externally to the front of the property is a long driveway providing ample off road parking and a small lawn garden area, whilst to the front of the property is a substantial garden comprising of paved patio, lawn garden and composite garden shed.



Floor Plan

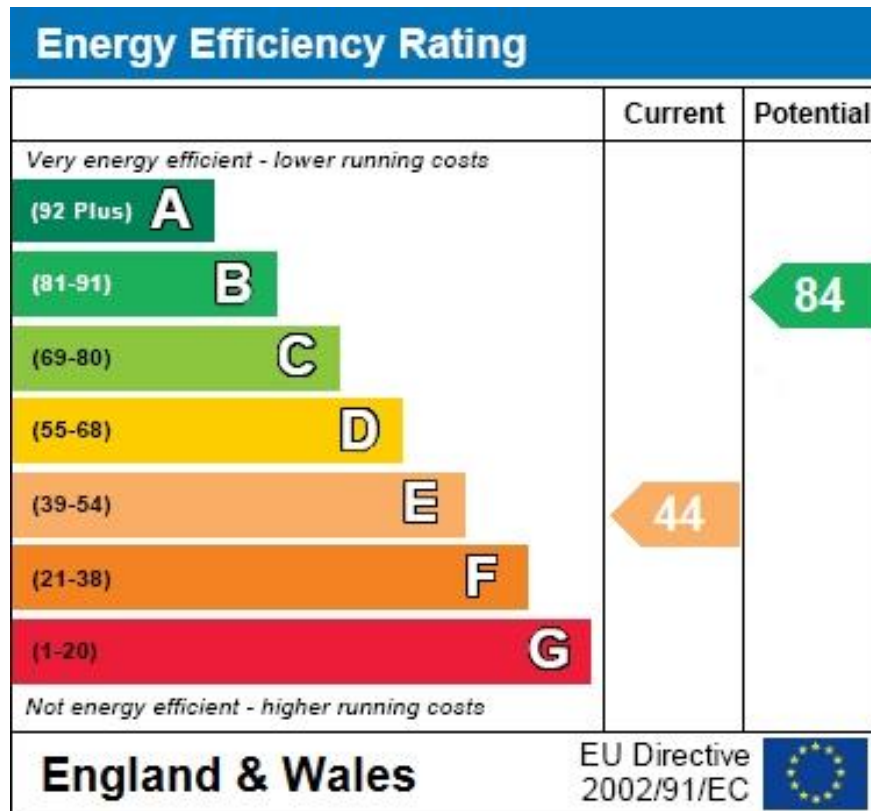
Ground Floor



First Floor



Energy Performance Certificate



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.

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.