

ALISTAIR STEVENS

CHADDERTON



Offers Over £260,000

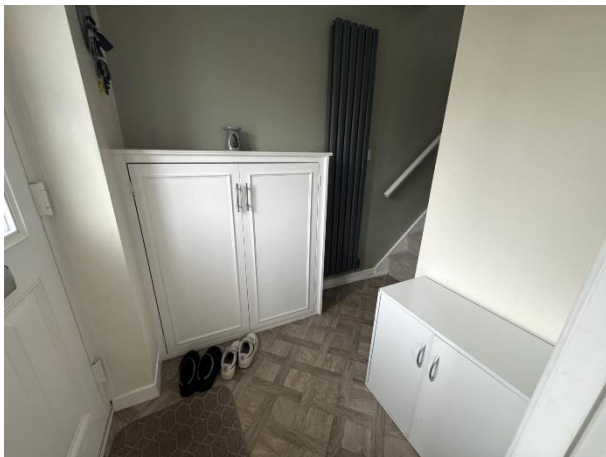
59 Rydal Avenue, Chadderton, OL9 0RB

- Modern Semi Detached Property
- Three Bedrooms
- Good Size Lounge
- Modern Fitted Kitchen Diner
- Modern Family Bathroom
- Block Paved & Astroturf Garden Area
- Additional Raised Decked Patio Area
- Off Road Parking
- Popular Residential Area
- Viewing Highly Recommended

This well presented modern three bedroomed semi-detached property has been transformed over the last six years by the current vendors in terms of re-plastering and a new modern kitchen, modern bathroom, new flat roofs and a resin driveway. Situated in a popular residential area of North Chadderton within walking distance of Chadderton Hall Park, close to excellent local amenities and schools, public transport links including Mills Hill train station and a short drive from the North West motorway network. Internal accommodation briefly comprises of entrance hall, lounge, modern fitted dining kitchen, three bedrooms and modern family bathroom. Externally to the front of the property is a resin driveway providing adequate off road parking whilst to the rear is a block paved patio area, Astro turfed garden and steps leading to raised decked patio with solar lights, wooden shed and gated side access. The property further benefits from UPVC double glazing and gas central heating. Viewing is highly recommended.

INTERNAL ACCOMMODATION:

ENTRANCE HALL: Via a composite double glazed entrance door with meter cupboard and stairs leading to first floor.



LOUNGE: Radiator and UPVC double glazed window.



KITCHEN DINER: Modern range of wall and base units, one and a half bowl composite sink unit with mixer tap, integrated oven with four ring gas hob and extractor hood above, integrated fridge freezer, washing machine and dishwasher, spotlights to ceiling, radiator, two UPVC double glazed windows and UPVC double glazed door leading to rear garden.



FIRST FLOOR:

LANDING: Loft access hatch and UPVC double glazed window.



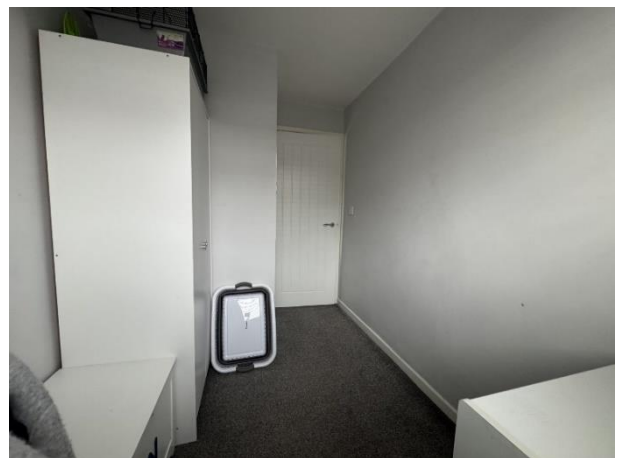
BEDROOM ONE: Front double bedroom with radiator and UPVC double glazed window.



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



BEDROOM THREE: Rear double bedroom with radiator, storage cupboard and UPVC double glazed window.



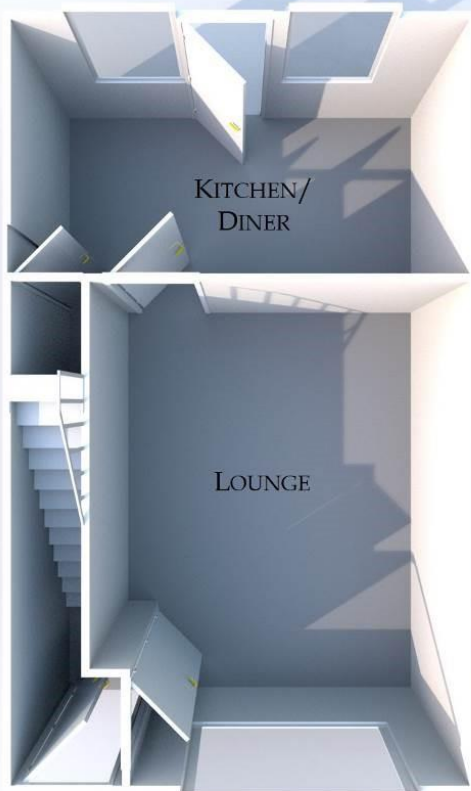
BATHROOM: Modern bathroom comprising of three piece white suite, bath with overhead shower, vanity sink and WC, fully tiled, towel radiator, UPVC ceiling with spotlights and UPVC double glazed window.



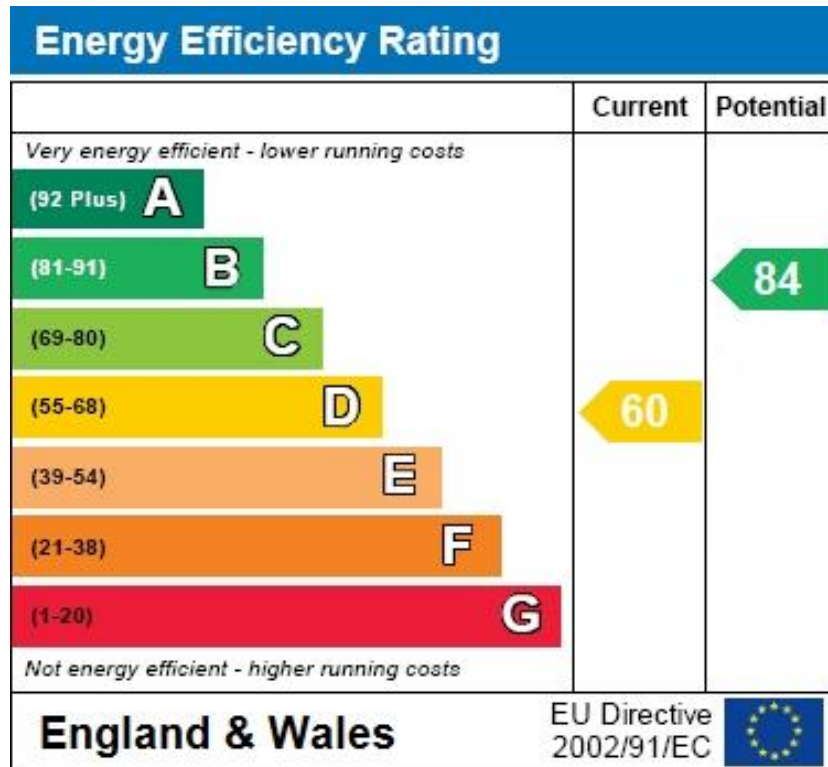
OUTSIDE: Externally to the front of the property is a resin driveway providing adequate off road parking whilst to the rear is a block paved patio area, Astro turfed garden and steps leading to raised decked patio with solar lights, wooden shed and gated side access.



Floor Plan



Energy Performance Certificate



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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.