

# ALISTAIR STEVENS

## CHADDERTON



Asking Price Of £317,500

81 Hereford Way, Manchester, M24 2NN

- Double Extended Property
- Four Bedrooms (Master with en-suite)
- Open Plan Downstairs Living
- Lounge & Second Sitting Area
- Dining Area
- Generous Size Rear Garden
- Driveway Providing Off Road Parking
- Close To The Open Countryside
- Popular Residential Area
- Viewing Highly Recommended

This beautifully presented double extended four bedroomed property (master with en-suite) offers generous living accommodation and is situated within a popular residential area of Middleton within easy access of excellent local schools and amenities, public transport links including Mills Hill train station and a short drive from the Northwest motorway network but also within walking distance of the open countryside. Internal accommodation briefly comprises of large open plan downstairs living including entrance hall, lounge, dining area, kitchen area and additional sitting area all to the ground floor, whilst to the first floor there are four bedrooms (master with en-suite) and modern family bathroom. Externally to the front of the property is a side garden with flowers and shrubs and driveway providing ample off road parking, whilst to the rear of the property is a generous size garden with decked patio and lawned area with flower and shrub borders. The property further benefits from UPVC double glazing and gas central heating, viewing of the property is highly recommended to fully appreciate what is on offer.

#### INTERNAL ACCOMMODATION

**ENTRANCE HALL:** Via a composite double glazed entrance door.

#### OPEN PLAN GROUND FLOOR:

**LOUNGE AREA:** With radiator and UPVC double glazed bay window to front elevation.



**DINING AREA:** With radiator and UPVC double glazed window.



**KITCHEN AREA:** Modern range of wall and base units, integrated oven with four ring induction hob with extractor hood above, plumbed for washing machine, integrated dishwasher, sink unit, spotlights to ceiling and UPVC double glazed window.



**SECOND SITTING ROOM:** With two radiators and UPVC double glazed bi-fold doors leading to rear garden.



**LANDING:** Loft access hatch and radiator.



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



**EN-SUITE:** Comprising of bath with overhead shower, vanity sink unit and WC, tiled flooring, spotlights to ceiling, towel radiator and UPVC double glazed window.



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



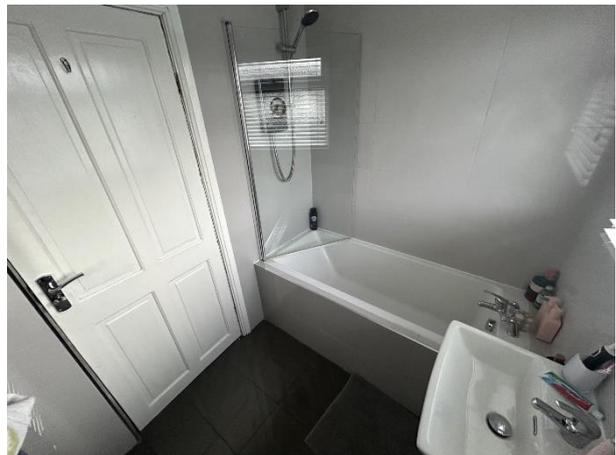
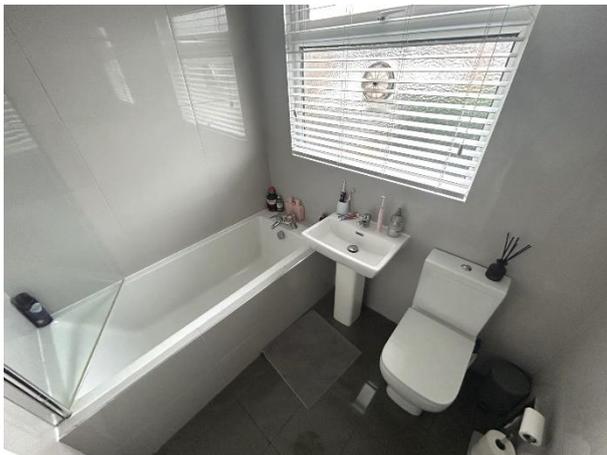
**BEDROOM THREE:** Rear double bedroom with laminate flooring, radiator and UPVC double glazed window.



**BEDROOM FOUR:** Front single bedroom with built in cupboard, radiator and UPVC double glazed window.



**FAMILY BATHROOM:** Modern bathroom comprising of bath with overhead electric shower, sink and WC, tiled flooring, towel radiator and UPVC double glazed window.



**OUTSIDE:** Externally to the front of the property is a side garden with flowers and shrubs and driveway providing ample off road parking, whilst to the rear of the property is a generous size garden with decked patio and lawned area with flower and shrub borders.

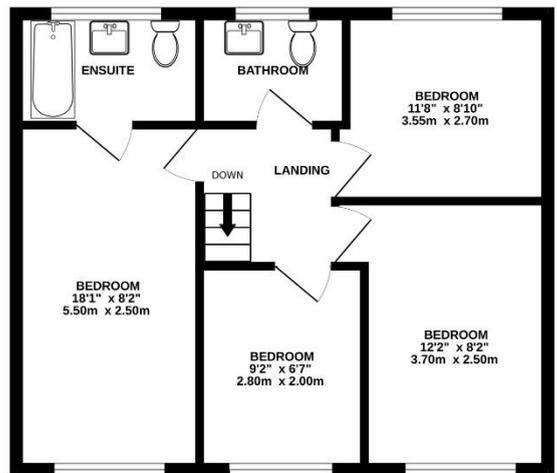
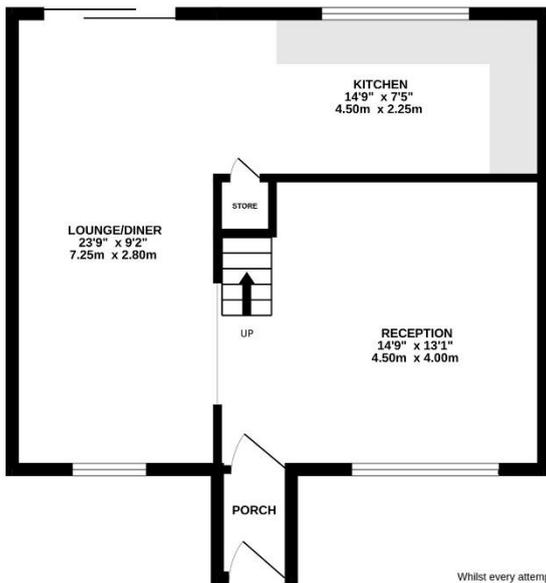




# Floor Plan

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		85 B
69-80	C	74 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.

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.