



Offers Over £190,000

6 Palm Grove, Chadderton, OL9 0DU

- Town House
- Two Bedrooms
- Converted Loft Room
- Good Size Lounge
- Kitchen
- Family Bathroom
- Beautifully Presented Rear Garden
- Gated Rear Access
- NO CHAIN
- Viewing Highly Recommended

*** NO CHAIN AND THEREFORE VACANT POSSESSION ON COMPLETION*** This well presented, two bedroomed town house offers good size living accommodation in the form of entrance hall, lounge, kitchen, two bedrooms, bathroom and loft room. The property is situated in a popular residential area of Chadderton within easy access of excellent local schools and amenities including Chadderton town centre, public transport links and a short drive from the Northwest motorway network. Externally to the front of the property is a low maintenance stone and paved garden area, whilst to the rear of the property is a beautifully presented rear garden with paved patio area and lawn garden area with flower borders, wooden garden shed and gated rear access. The property further benefits from double glazing and gas central heating, viewing of the property is highly recommended.

INTERNAL ACCOMMODATION:

ENTRANCE: Via a UPVC double glazed door leading into entrance vestibule with stairs leading to the first floor. Hive central heating control.

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



KITCHEN: Range of wall and base units, space for cooker with extractor hood above, tiled splashback, one and a half bowl stainless steel sink unit with mixer tap, laminate flooring and UPVC double glazed window to the rear. Cupboard to under stairs with meters.



UTILITY ROOM: Plumbed for washing machine and dryer. Separate boiler room with extra storage.



FIRST FLOOR:



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



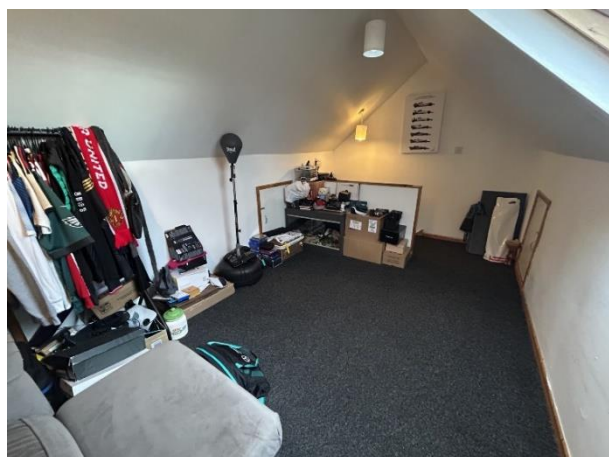
BEDROOM TWO: Rear double bedroom with built-in storage cupboard, radiator and UPVC double glazed window.



BATHROOM: Comprising of bath with overhead shower off mixer tap, vanity sink unit and WC, radiator, extractor fan, UPVC panelled ceiling with spotlights and UPVC double glazed window to the rear.



LOFT ROOM: Large versatile loft space with radiator, power and lighting, carpet and double glazed Velox window.



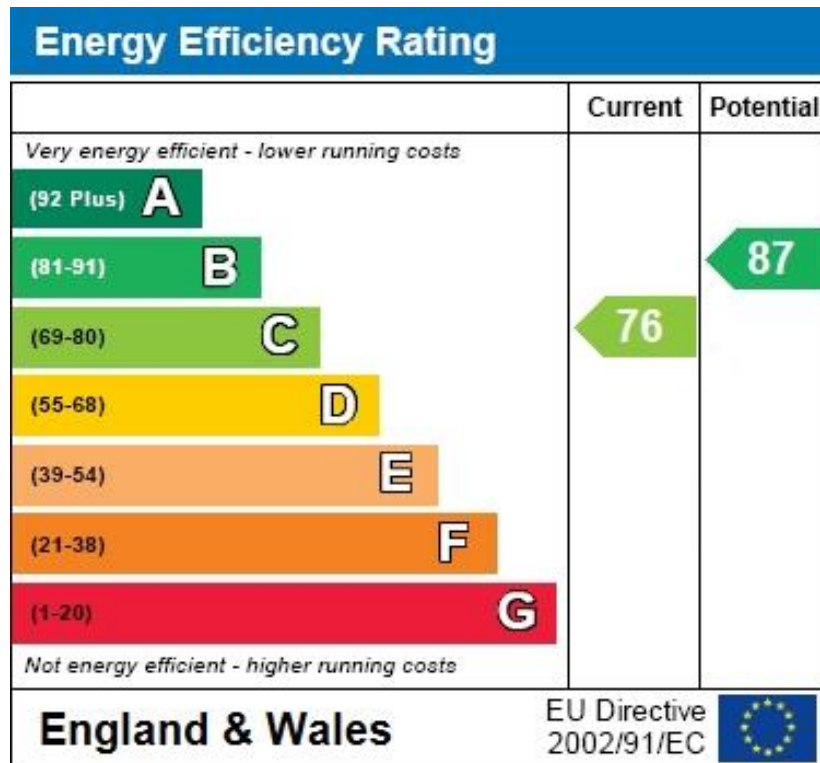
OUTSIDE: Patio area to rear, and lawned. Access to rear via gate, Shed included. CCTV on the property.



Floor Plan – To be added.



Energy Performance Certificate



Address:
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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.