



Price £225,000

16 Park View, Chadderton

- Semi Detached Property
- Three Bedrooms
- Lounge
- Fitted Dining Kitchen
- Bathroom
- Enclosed Rear Garden
- Off Road Parking
- Opportunity To Extend
- Popular Residential Area
- Viewings Are Highly Recommended

Situated on a generous plot is this three bedroomed semi detached property which is located on a cul-de-sac within a popular residential area of North Chadderton, within walking distance of excellent local schools and amenities, public transport links, Chadderton Park and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance hall, lounge, dining kitchen, three bedrooms and bathroom. Externally to the front of the property is a driveway providing off road parking and low maintenance garden, whilst to the rear of the property is a generous sized garden with paved patio, lawn garden and side driveway. The property further benefits from UPVC double glazing and gas central heating and viewing the property is highly recommended.

INTERNAL ACCOMMODATION :

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

LOUNGE : With laminate flooring, feature fireplace with inset log burner, radiator and UPVC double glazed window to front elevation.



DINING KITCHEN : With a range of wall and base units, integrated double oven, four ring gas hob with extractor hood above, one and a half bowl stainless steel sink unit with mixer tap, plumbed for washing machine, UPVC double glazed window and UPVC double glazed door leading to rear garden.



LANDING : With UPVC double glazed window.



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



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



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



BATHROOM : Bath with over head electric shower, sink and WC, laminate flooring, radiator and UPVC double glazed window.

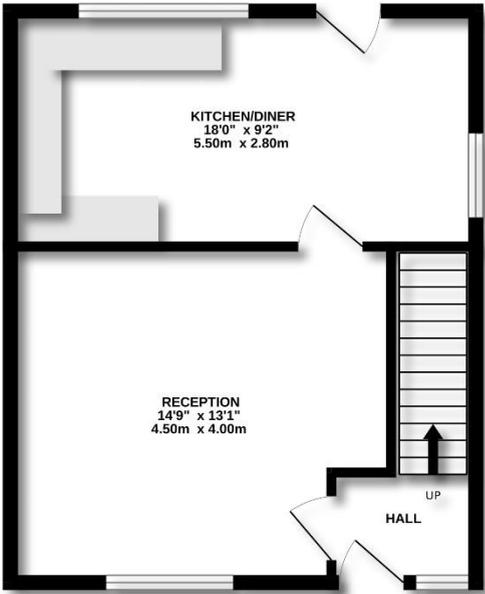


OUTSIDE : Externally to the front of the property is a driveway providing off road parking and low maintenance garden, whilst to the rear of the property is a generous sized garden with paved patio, lawn garden and side driveway.

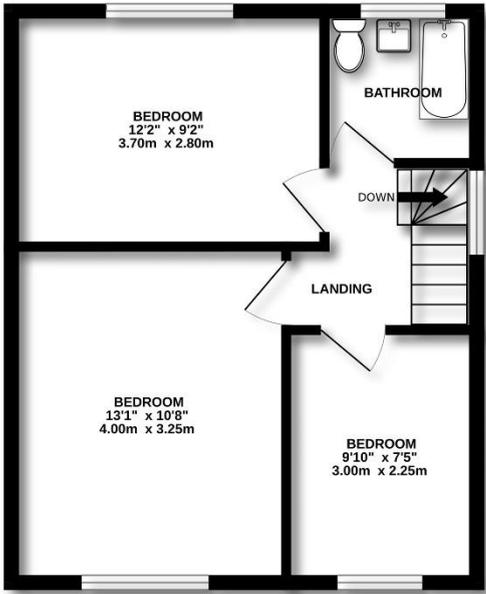


Floor Plan

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		81 B
69-80	C	69 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.

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Please contact the office before viewing the property.