

ALISTAIR STEVENS

CHADDERTON



Price £280,000

73 Canisp Close, Chadderton, OL9 0NZ

- Semi Detached Property
- Three Bedrooms
- Modern Fitted Dining Kitchen
- Lounge
- Family Bathroom
- Conservatory
- Enclosed Rear Garden
- Driveway Providing Off Road Parking
- Popular Residential Area
- Viewings Are Highly Recommended

This beautifully presented three bedroomed semi-detached property is situated within a quiet cul-de-sac on the ever popular Cairnwell development within easy access of excellent local schools and amenities, public transport links, walking distance from Chadderton Park and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance hall, lounge, modern fitted dining kitchen, conservatory, three bedrooms and modern family bathroom. Externally to the front of the property is a concrete print and tarmac driveway providing off road parking with gated access leading to an enclosed rear garden with concrete print garden patio area and artificial lawn garden beyond. The property further benefits from UPVC double glazing, gas central heating, and viewing the property is highly recommended.

INTERNAL ACCOMMODATION:

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

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



KITCHEN DINER: Modern range of wall and base units with granite work tops, high quality laminate flooring, integrated double oven with four ring gas hob and extractor hood above, integrated fridge freezer, washing machine and dishwasher, inset sink unit with mixer tap, radiator, spotlights to ceiling, UPVC double glazed window and UPVC double glazed door leading to conservatory.



CONSERVATORY: Of brick and UPVC construction with radiator and UPVC double glazed French doors leading to garden with side windows.



LANDING: Loft access hatch with loft ladders, UPVC double glazed window and built-in storage cupboard.

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 single bedroom with radiator and UPVC double glazed window.



BATHROOM: Modern bathroom suite comprising of bath with overhead electric shower, vanity sink unit and WC, towel radiator, tiled walls, UPVC ceiling with inset spotlights and UPVC double glazed window.

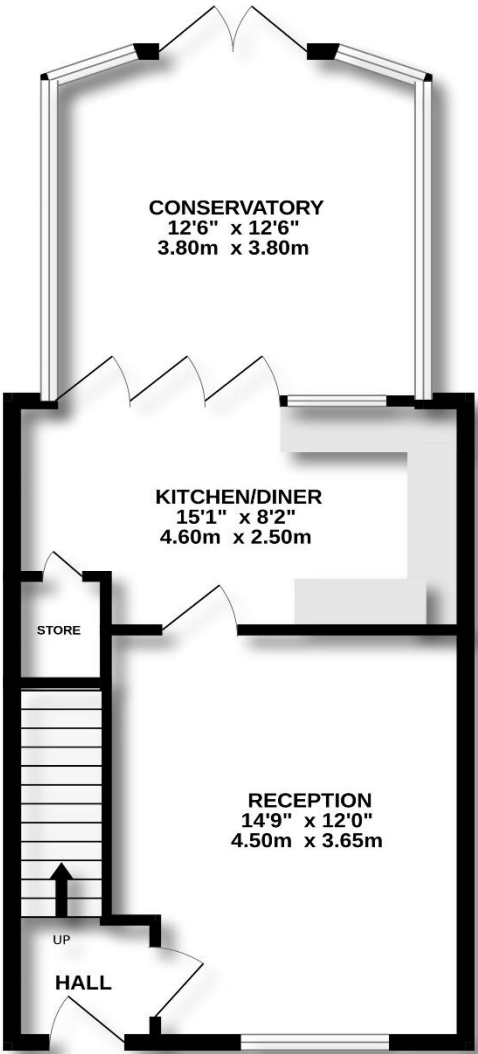


OUTSIDE: Externally to the front of the property is a concrete print and tarmac driveway providing off road parking with gated access leading to an enclosed rear garden with concrete print garden patio area and artificial lawn garden beyond

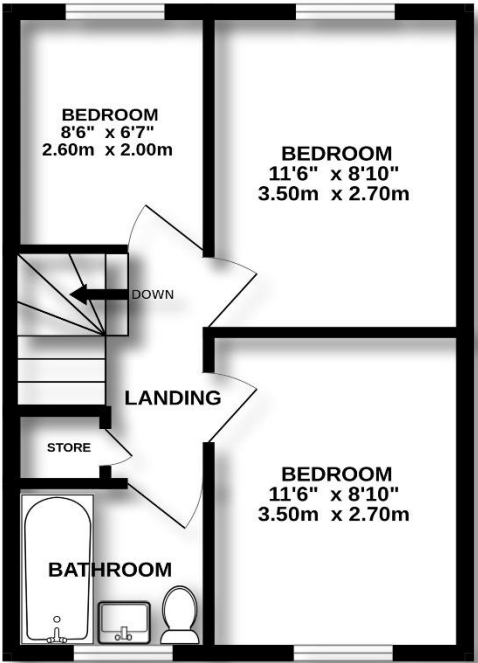


Floor Plan

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		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Please contact the office before viewing the property.