

# ALISTAIR STEVENS

## CHADDERTON



Price £325,000

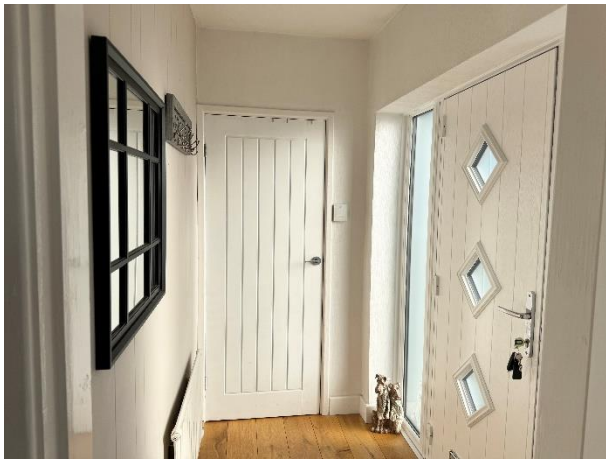
26 Chichester Crescent, Chadderton, OL9 0RW

- Semi-Detached Property
- Three Double Bedrooms
- Lounge
- Dining Kitchen
- Downstairs WC
- Modern Family Bathroom
- Low Maintenance Rear Garden
- Driveway With Off Road Parking
- Good Size Living Accommodation
- Viewings Are Highly Recommended

The property is situated in the popular residential area of North Chadderton, with easy access of excellent local schools, public amenities, Chadderton park, walking distance from Mill Hill train station and a short drive from the North West motorway network. The internal accommodation briefly comprises of an entrance hall, lounge, downstairs WC, modern fitted dining kitchen, three double bedrooms, master with walk in wardrobe and modern family bathroom. Externally, at the front of the property there is a paved garden area, including driveway running down the side of the house providing plenty of off-road parking. The driveway also has a lockable double wooden gate. To the rear of the property is an enclosed garden with paved patio, astroturf lawn garden and low maintenance borders. The property also benefits from UPVC double glazed window throughout and gas central heating and viewings are highly recommended.

#### INTERNAL ACCOMODATION:

**ENTRANCE HALL:** Via a double glazed composite door with wooden flooring and built in storage cupboard.



**LOUNGE:** Radiator, UPVC double glazed window to front elevation.



## DOWNSTAIRS WC:

With vanity sink unit, WC and radiator.



**KITCHEN:** Modern range of wall and base units, intergrated double oven, four ring hob with extraction, plumbed for washing machine, dishwasher.



## FIRST FLOOR:

**BEDROOM 1:** Rear double bedroom with radiator, walk in wardrobe and spotlight ceiling with UPVC double glazed windows.



**BEDROOM 2:** Front double bedroom with built in storage cupboard and radiator as well as UPVC double glazed windows.



**BEDROOM 3:** Double bedroom with radiator and UPVC double glazed windows.



**BATHROOM:** Modern bathroom with a bath and overhead shower, vanity sink unit and WC with vinyl flooring and fully tiled walls. Also has spotlight ceilings and UPVC double glazed windows.

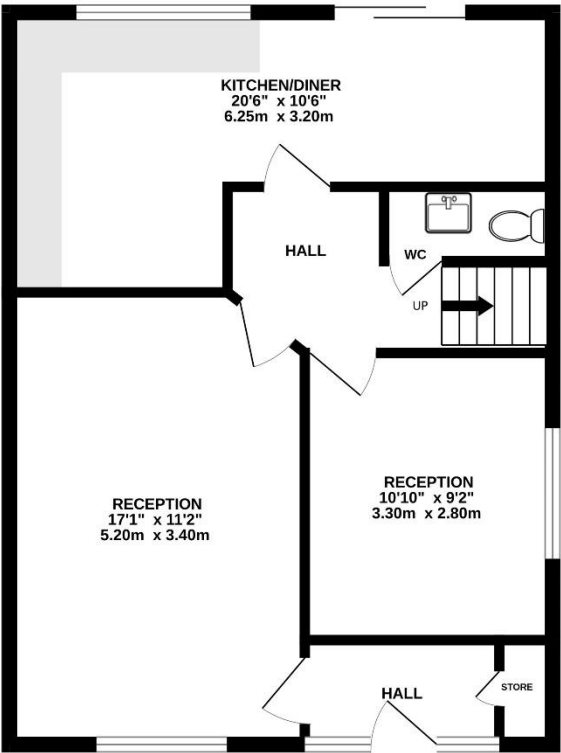


**OUTSIDE:** Externally to the front of the property is a paved garden area with a driveway providing ample room of off-road parking. Leading to an enclosed rear garden with a paved patio, astroturf garden and low maintenance borders, the property also benefits from a detached garage which has power to

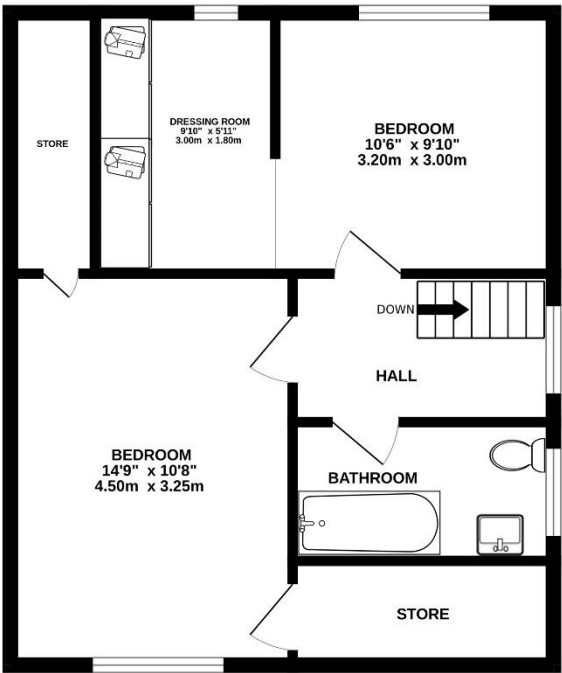


# Floor plan

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	70 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.