

ALISTAIR STEVENS

CHADDERTON



Offers Over £280,000

1 Tulip Close, Chadderton, OL9 9TF

- NO CHAIN
- Detached Bungalow
- Two Bedrooms
- Newly Fitted Modern Kitchen
- Substantial Sized Lounge
- Modern Shower Room
- Enclosed Garden
- Driveway Providing Off Road Parking
- Popular Residential Area
- Viewings Are Highly Recommended

NO CHAIN and therefore vacant possession on completion. This beautifully presented, two double bedroomed, detached bungalow is situated on the popular Firwood Park development, within easy access of excellent local schools and amenities including Aldi & Costa, public transport links including Mills Hill train station and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance hall, lounge, brand new modern fitted dining kitchen, two bedrooms and modern shower room. Externally to the front of the property is a lawn garden with flower, paved walkway and a substantial driveway providing off road parking with double gated access leading to an enclosed rear garden with large paved patio area, lawn garden beyond with flower and shrub borders and wooden garden shed. The property further benefits from UPVC double glazing and gas central heating, viewing the property is highly recommended.

INTERNAL ACCOMMODATION :

ENTRANCE HALL :

Via a wooden glazed entrance hall with radiator and loft access hatch

LOUNGE :

A substantial sized lounge with feature fireplace and surround, radiator and UPVC double glazed bow window



DINING KITCHEN :

Newly fitted modern kitchen with a range of base units, integrated oven with four ring gas hob and modern extractor above, integrated fridge, freezer and washing machine, inset sink unit with mixer tap and UPVC double glazed french doors leading to rear garden

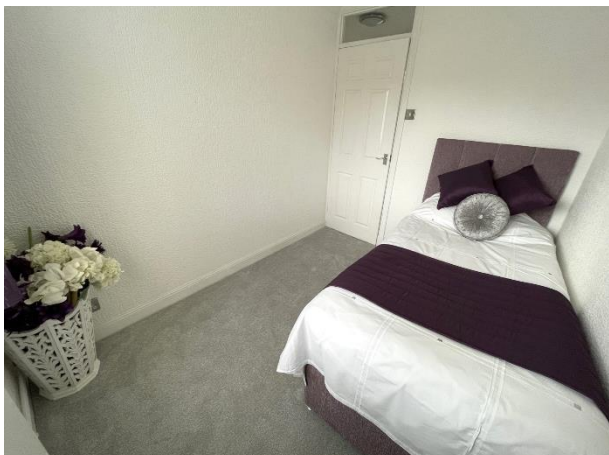


BEDROOM One :

Rear double bedroom with radiator and UPVC double glazed window



BEDROOM 2 : Front double bedroom with radiator and UPVC double glazed window



SHOWER ROOM :

Comprising of walk in shower, vanity sink unit and WC, radiator and UPVC double glazed window



OUTSIDE :

Lawn garden with paved walkway and a substantial driveway providing off road parking with double gated access leading to an enclosed rear garden with large paved patio area, lawn garden beyond with flower and shrub borders and wooden garden shed.



Floor Plan



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 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.

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.