

# ALISTAIR STEVENS

## CHADDERTON



Price £190,000

38 Queens Road, Chadderton, OL9 9HS

- Mid-Terraced Property
- Generous Living Accommodation
- Three Generous Size Bedrooms
- Modern Fitted Kitchen
- Dining Room
- Lounge
- Modern Bathroom
- Generously Sized Enclosed Garden
- Ideally Located
- Viewings Are Highly Recommended



Offering generous family living accommodation, with the benefit of two reception rooms and three generous size bedrooms, is this mid-terraced property which is situated in the popular residential area of Chadderton within easy access of excellent local schools and amenities, public transport links and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance hall, lounge, dining room, modern fitted kitchen, three generous size bedrooms, and modern bathroom. Externally to the front of the property is a small forecourt garden, whilst to the rear of the property is a generous sized rear garden with a lawn garden area, central pathway, paved patio and gated rear access. The property further benefits from UPVC double glazing and gas central heating, viewing of the property is highly recommended.

#### INTERNAL ACCOMMODATION:

**ENTRANCE HALL:** Via a UPVC double glazed entrance door with amtico flooring and radiator.



**LOUNGE:** Feature fireplace and surround, radiator and UPVC double glazed window.



**DINING ROOM:** Feature fireplace, built in storage cupboard, radiator stairs leading to first floor and UPVC double glazed window.



**KITCHEN:** Modern range of wall and base units, intergrated double oven, four ring induction hob with extractor hood above, stainless steel sink unit, plumbed for washing machine and dryer, spotlights to ceiling, two deluxe windows, laminate flooring, radiator, UPVC double glazed window and door leading to the rear garden.





**LANDING:** Loft access hatch, built in cupboards and UPVC double glazed window.

**BEDROOM ONE:** Front double bedroom with fitted wardrobes, radiator and UPVC double glazed window.



**BEDROOM TWO:** Rear double bedroom with laminate flooring, radiator and UPVC double glazed window.



**BEDROOM THREE:** Rear double bedroom with laminate flooring, radiator and UPVC double glazed window.





**BATHROOM:** Modern fitted suite comprising of bath with an overhead rain shower, sink and WC, towel radiator, extractor fan and UPVC ceiling with inset spotlights.

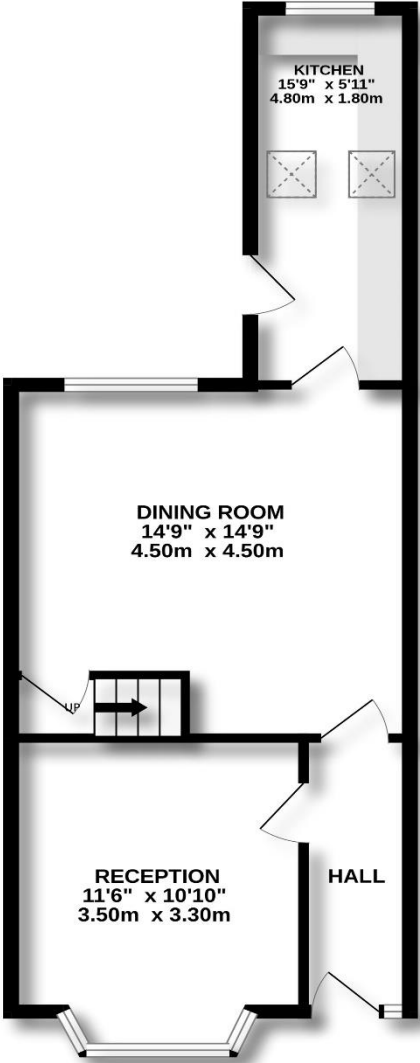


**EXTERNAL ACCOMMODATION:** Externally to the front of the property is a small forecourt garden, whilst to the rear of the property is a generous sized rear garden with a lawn garden area, central pathway, paved patio and gated rear access.

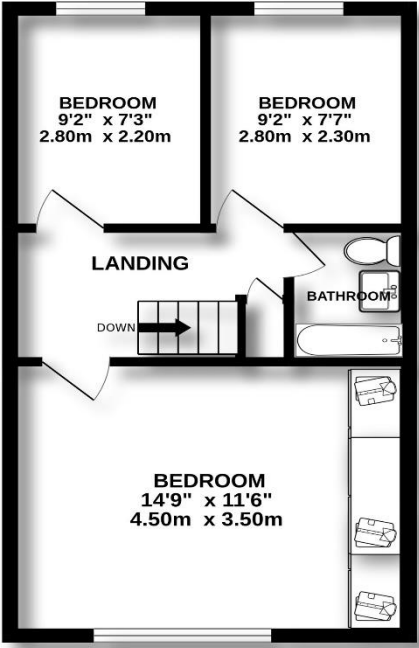


# Floor Plan

GROUND FLOOR



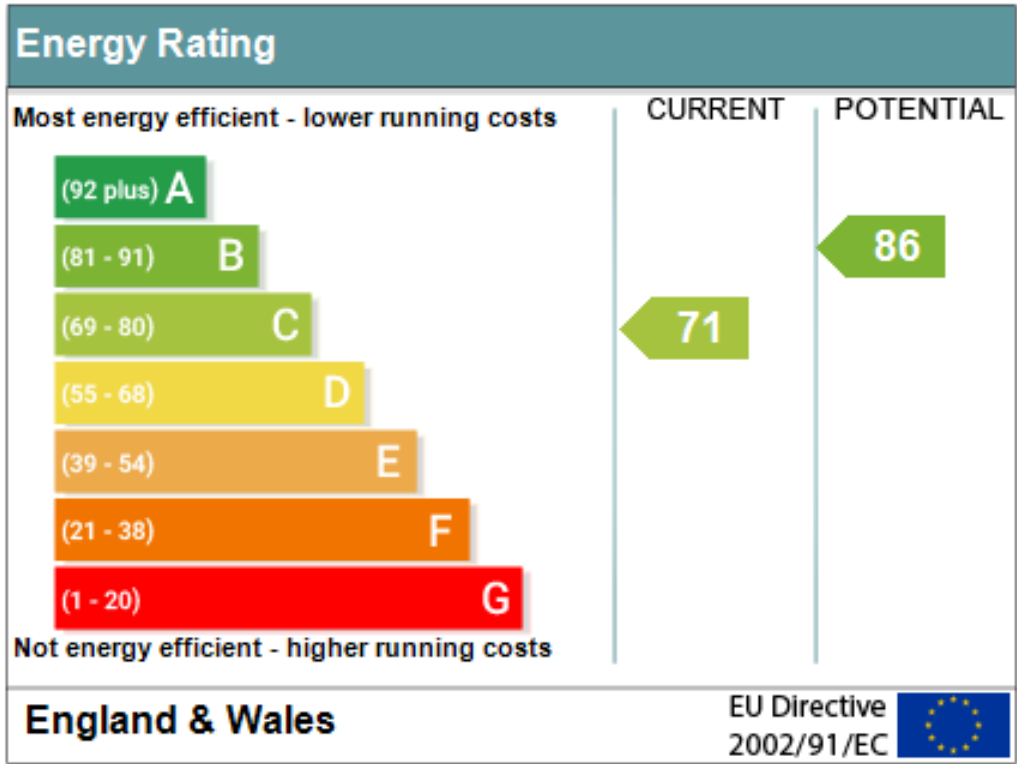
1ST FLOOR



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

Address: 38 Queens Road, Chadderton, OLDHAM, OL9 9HS  
RRN: 9735-2627-2400-0289-8276



Address:  
519 Middleton Road  
Chadderton  
OL9 9SH

Tel: 0161 626 0333  
Email: [sales@aschadderton.com](mailto:sales@aschadderton.com)

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.