



**Offers Over £200,000**

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**Foxdenton Lane, Chadderton OL99QS**

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- Mid Terrace Property
- Two Double Bedrooms
- Lounge
- Modern Fitted Dining Kitchen
- Utility Room
- Modern Family Bathroom
- Low Maintenance Rear Garden
- Ideal for FTB
- Popular Residential Area
- Viewings Are Highly Recommended

Alan Ryan Estates are pleased to bring to market this beautifully presented, modern turn key, two double bedroom mid terrace property. This is an ideal starter home and ready to move into, with the benefit of a having a substantial, low maintenance rear garden. The property is perfectly located for excellent local schools and amenities, public transport links and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance porch, lounge, modern fitted dining kitchen, rear utility room and downstairs WC , whilst to the first floor are two double bedrooms and modern family bathroom. Externally to the front of the property is a small forecourt garden, whilst to the rear is a low maintenance garden with Indian paved patio, steps leading to an Astroturf lawn garden, additional patio area, flower area with sleepers and gated rear access. The property further benefits from UPVC double glazing and gas central heating. Viewing the property is highly recommended.

#### INTERNAL ACCOMMODATION:

ENTRANCE PORCH: Via an oak entrance door

LOUNGE: Feature fireplace, radiator, built in meter cupboard and UPVC double glazed window.



DINING KITCHEN: Modern range of wall and base units, inset oven with four ring gas hob and extractor hood above, intergrated fridge freezer and dishwasher, radiator,spotlights to ceiling, UPVC double glazed window and door leading to rear utility room.







UTILITY ROOM: Plumbed for washing machine, door leading to downstairs WC.

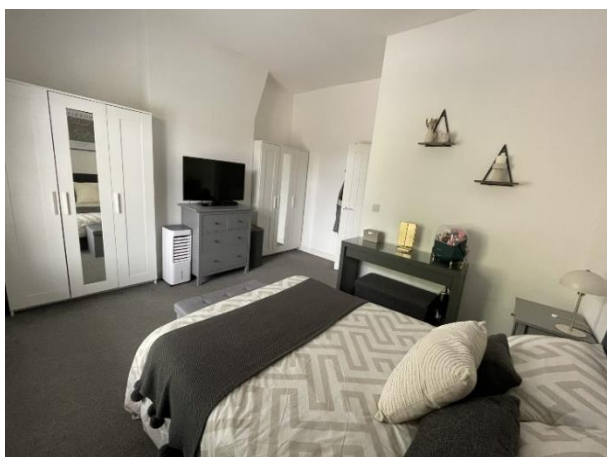


DOWNSTAIRS WC: Comprising of sink and WC and UPVC double glazed window.



LANDING: Loft access hatch with loft ladders, leading to a fully boarded loft.

BEDROOM 1: Front double bedroom with radiator, built in cupboards and UPVC double glazed window.



**BEDROOM 2:** Rear double bedroom with radiator and UPVC double glazed window.



**BATHROOM:** Modern bathroom suite comprising of bath with overhead rain shower, vanity sink unit and WC, towel radiator, fully tiled walls and floor, spotlights to ceiling, extractor fan and UPVC double glazed window.



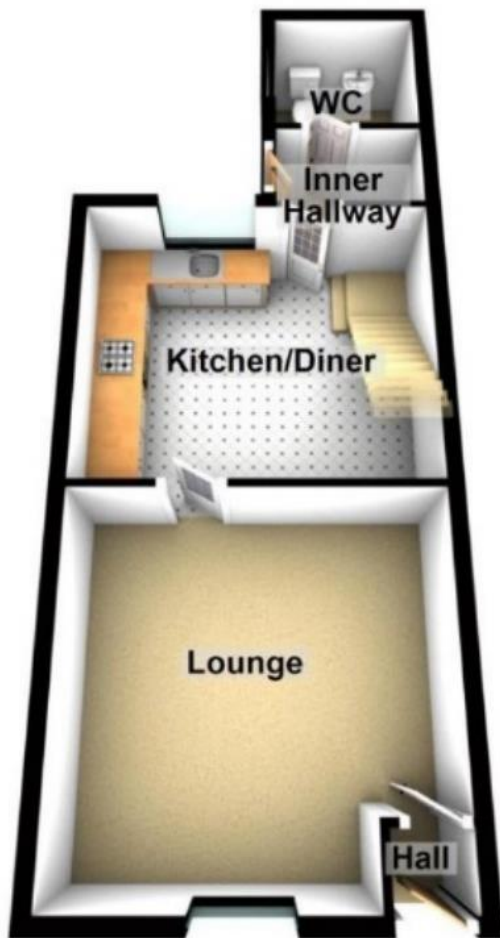
**OUTSIDE:** Externally to the front of the property is a small forecourt garden, whilst to the rear is a low maintenance garden with Indian paved patio, steps leading to an Astroturf lawn garden, additional patio area, flower area with sleepers and gated rear access.



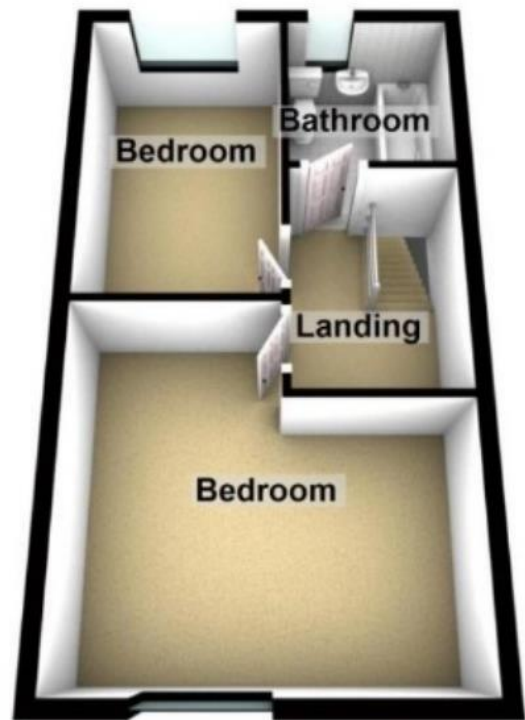




Ground Floor



First Floor



# Energy Performance Certificate

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.