



Price £325,000

18 Norwich Avenue, Chadderton, OL9 0BA

- NO CHAIN
- Three Bedrooms
- Open Plan Lounge
- Dining Room
- Dining Kitchen
- Family Bathroom
- Generous Garden With Views Beyond
- Attached Garage
- Generous Family Living Accommodation
- Viewings Are Highly Recommended

NO CHAIN AND THEREFORE VACANT POSSESSION ON COMPLETION This three bedroomed detached property offers generous sized family living accommodation with the benefit of an attached garage and beautiful garden which is not overlooked with open aspects beyond. The property is situated within a popular residential area of North Chadderton, within easy access of excellent local schools and amenities, public transport links including Mills Hill train station, and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance porch, entrance hall, open plan lounge/dining room, additional dining room/sitting room, dining kitchen, three bedrooms all with fitted wardrobes and family bathroom. Externally to the front of the property is a lawn garden area and driveway providing ample off road parking and leading to an attached garage, whilst to the rear of the property is a substantial sized, well presented garden with a small concrete patio area and lawn garden with open aspects beyond. The property further benefits from UPVC double glazing and gas central heating and viewing of the property is highly recommended.

INTERNAL ACCOMMODATION:

ENTRANCE PORCH: Via a UPVC entrance door.

ENTRANCE HALL: Via a UPVC double glazed entrance door with radiator, under stairs storage cupboard and stairs leading to first floor.



OPEN PLAN LOUNGE/DINING ROOM 10'9" (3.28m) x 23'4" (7.11m): Wall mounted electric fire, two radiators and UPVC double glazed leaded windows to both front and rear elevation.



DINING ROOM/SITTING ROOM 10'0" (3.05m) x 7'0" (2.13m): Radiator and UPVC double glazed window.



DINING KITCHEN 7'11" (2.41m) x 13'0" (3.96m): A range of wall and base units, sink unit with mixer tap, space for oven, plumbed for washing machine, radiator, UPVC double glazed door leading to rear garden and door leading through to the garage.



LANDING: UPVC double glazed window and loft access hatch with loft ladder, leading to a part boarded loft.



BEDROOM 1 10'6" (3.2m) x 10'0" (3.05m): Front double bedroom with built in wardrobes, radiator and UPVC double glazed window.



BEDROOM 2 7'9" (2.36m) x 10'0" (3.05m): Rear double bedroom with built in wardrobe, radiator and UPVC double glazed window.



BEDROOM 3 9'7" (2.92m) x 7'3" (2.21m): Rear bedroom with fitted wardrobes, radiator and UPVC double glazed window.



BATHROOM: Comprising of bath with overhead electric shower, sink and WC, radiator and UPVC double glazed window.



OUTSIDE: Externally to the front of the property is a lawn garden area and driveway providing ample off road parking and leading to an attached garage, whilst to the rear of the property is a substantial sized, well presented garden with concrete patio area and lawn garden with open aspects beyond.



Floor Plan – To be added.



Energy Performance Certificate – To be added.

Address:
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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.