



Price £250,000

397 Foxdenton Lane, Chadderton, OL9 9QS

- Semi Detached
- Large Rear Garden
- Three Bedrooms
- Open Plan Lounge
- Kitchen
- Driveway Providing Off Road Parking
- Family Bathroom
- Excellent Family Home
- Popular Residential Area
- Viewings Are Highly Recommended

Situated in a popular and convenient residential area of Chadderton is this well presented, three bedroomed semi-detached property comprising of entrance hall, lounge/diner, kitchen, three bedrooms and bathroom WC. Externally to the front there is a low maintenance garden with driveway providing off-road parking for multiple cars, whilst to the rear is a large garden on multiple levels, benefiting from concreted area and further lawned area beyond. The property benefits from gas central heating and double glazing throughout and is ideally located for well regarded local schools and amenities, public transport links and just a short drive from the Northwest motorway network. To fully appreciate the space and quality on offer a viewing is strongly recommended.

INTERNAL ACCOMMODATION :

Entrance : Via a UPVC double glazed entrance door, under stairs storage and stairs leading to first floor.

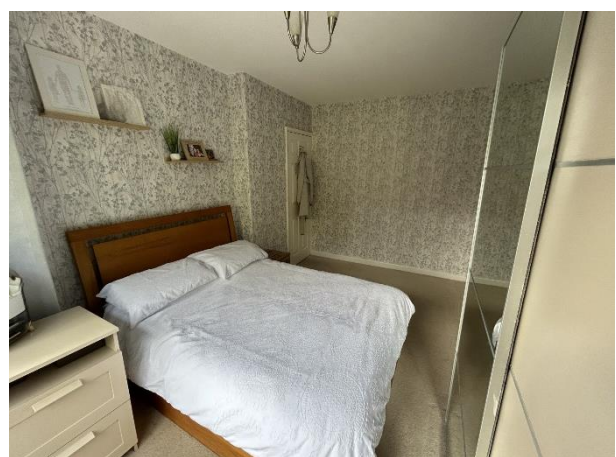
Lounge/Dining Room : Through lounge with bay fronted window with carpets, fireplace, radiators, windows, dining table and internal door leading to kitchen.



Kitchen : With a range of fitted modern kitchen units including halogen hob, integrated oven, fridge freezer, washing machine, wall and base units, sink with mixer tap, tiled flooring, pantry area and UPVC double glazed window to the rear and UPVC double glazed door to the rear garden.



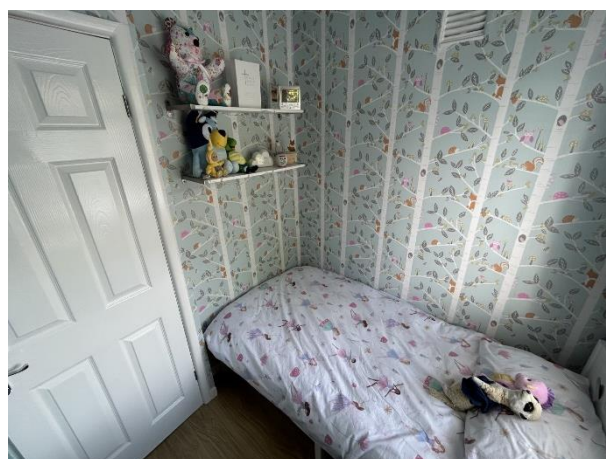
Bedroom 1 : Rear large master bedroom with good floor space, fitted carpets, radiator and UPVC double glazed bay window overlooking rear garden.



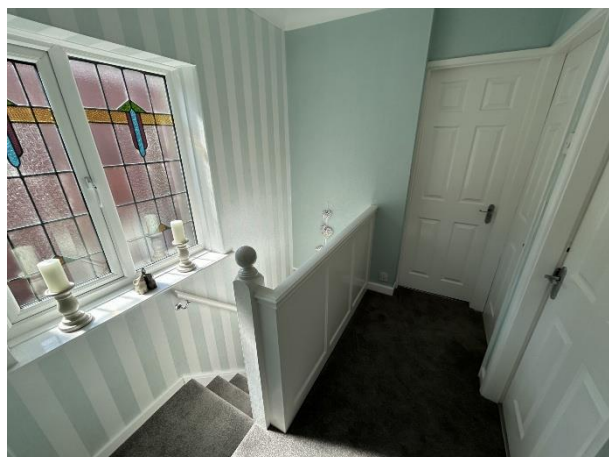
Bedroom 2 : Front large double bedroom with laminate flooring, radiator and UPVC double glazed bay window.



Bedroom 3 : Front single bedroom with laminate flooring, radiator and UPVC double glazed window.



Modern Bathroom WC : Comprising of bath with overhead shower off mixer tap, sink and WC, fully tiled walls and floor, radiator and UPVC double glazed window.



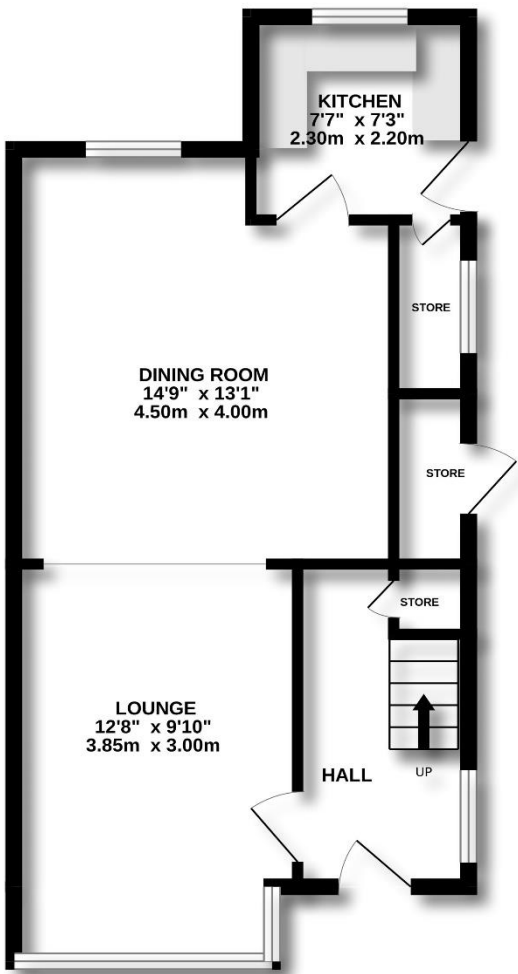
Outside :

Externally the property benefits from a low maintenance garden to the front with driveway providing off-road parking for multiple cars to the rear is a large multi level garden, with concrete yard to the front with additional grass and turned play area and boundary fencing.

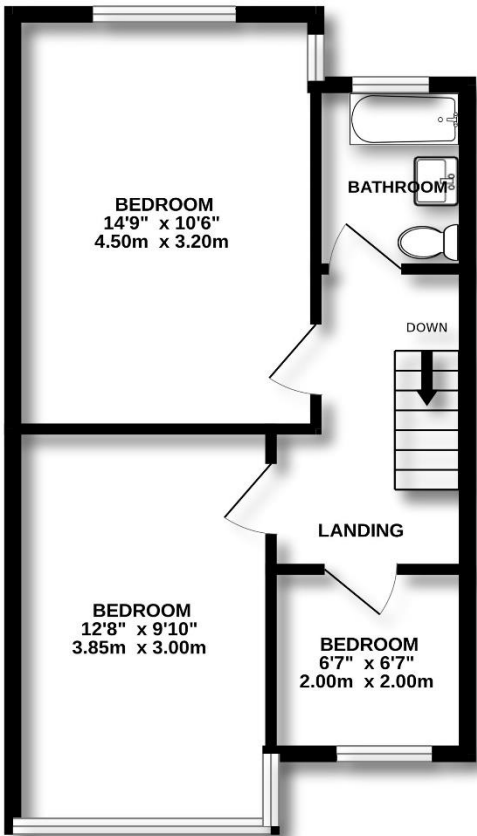


Floor Plan

GROUND FLOOR



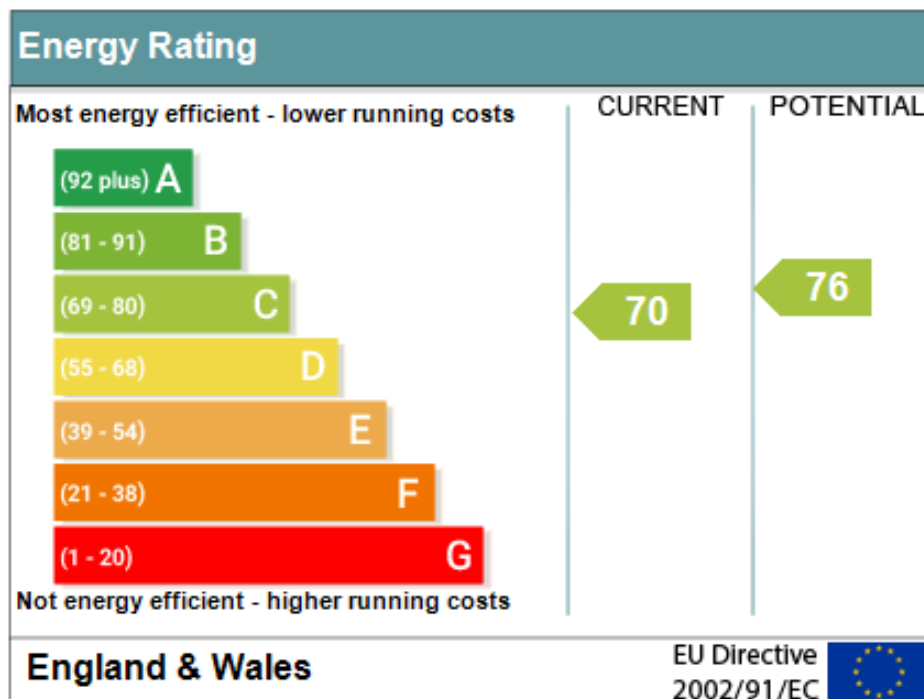
1ST FLOOR



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

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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.