



Price £170,000

219 Denton Lane, Chadderton

- Mid Terrace Property
- Two Double Bedrooms
- Loft Room
- Open Plan Lounge
- Open Plan Dining Room
- Fitted Kitchen
- Low Maintenance Garden
- Popular Residential Area
- UPVC/GCH Throughout
- Viewings Are Highly Recommended

This well presented, modern, two double bedroom, converted loft room, mid terrace property offers generous living accommodation and is situated within a popular residential area of Chadderton, within easy access of excellent local schools and amenities, public transport links including the Metrolink system and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance porch, open plan lounge/ dining kitchen, two double bedrooms, loft room and bathroom. Externally to the front of the property is a small fore court garden, whilst to the rear of the property is a low maintenance garden with a paved patio, garden shed and gated rear access. The property further benefits from UPVC double glazing and gas central heating and viewing the property is highly recommended.

INTERNAL ACCOMMODATION:

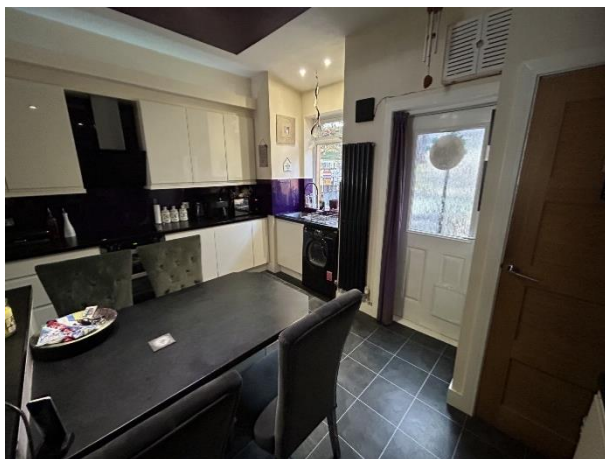
ENTRANCE PORCH : Via a UPVC double glazed entrance door.

OPEN PLAN LOUNGE/DINING KITCHEN :

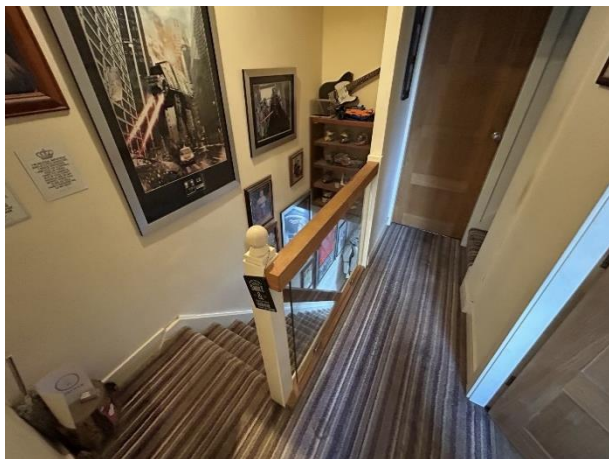
LOUNGE : With laminate flooring, radiator, log burner, modern oak and glass staircase leading to first floor and UPVC double glazed windows to front elevation.



DINING KITCHEN : With a range of wall and base units, integrated double oven with four ring halogen hob and extractor above, integrated dishwasher and washing machine, inset sink with mixer tap, radiator, inbuilt storage cupboards, space for fridge, UPVC double glazed window and UPVC double glazed door leading to rear garden.



LANDING:



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



BEDROOM 2 : Rear double bedroom with fitted wardrobes, radiator and UPVC double glazed window.



BATHROOM : Comprising of bath sink and WC, spotlights to ceiling and UPVC double glazed window.



LOFT ROOM : With under eave storage, velux window and spotlights to ceiling.

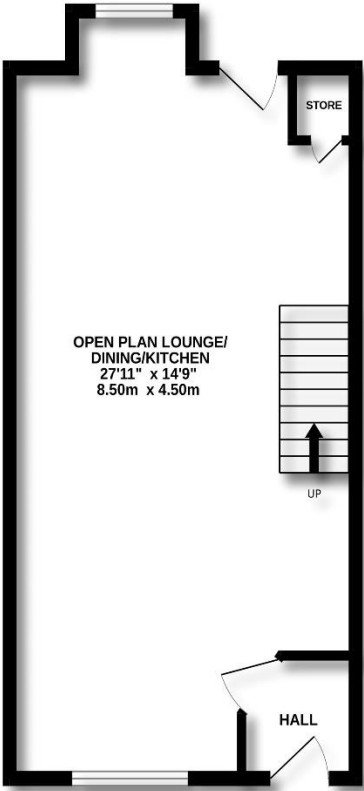


OUTSIDE : Externally to the front of the property is a small fore court garden, whilst to the rear of the property is a low maintenance garden with a paved patio, garden shed and gated rear access.

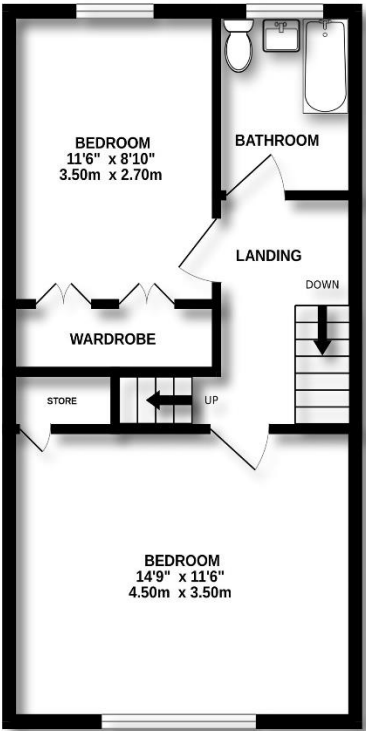


Floor Plan

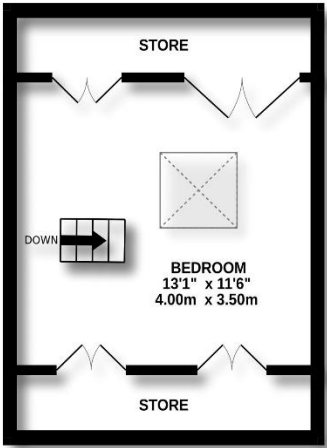
GROUND FLOOR



1ST FLOOR



2ND 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 Certification

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 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.

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Please contact the office before viewing the property.