



Price £340,000

17 Ribble Avenue, Chadderton, Oldham

- Semi Detached Property
- Three Bedrooms
- Extended Property
- Attic Room
- Two Reception Rooms
- Dining Kitchen
- Master Bedroom With En Suite
- Ample Off Road Parking
- Enclosed Rear Garden
- Viewings Are Highly Recommended

Situated on a large plot and in a quiet and convenient area of North Chadderton is this three bedroom extended semi detached bungalow which offers excellent sized living accommodation in the form of entrance hall, lounge, modern shower room, attic room via loft conversion, three bedrooms (master with en suite) and kitchen diner. Externally to the front is a lawn garden with shrubs, flower borders whilst to the side is a driveway providing off road parking for multiple cars leading to a detached brick built garage. To the rear is a decked patio with steps leading down to large lawn garden with shrubs, trees, greenhouse and boundary fencing. This property is ideally located for excellent local schools and amenities including Chadderton Hall Park, public transport links including Mills Hill train station and is just a short drive from the Northwest motorway network. The property further benefits from gas central heating and double glazing throughout. In order to fully appreciate the space and quality on offer, a viewing is highly recommended.

INTERNAL ACCOMMODATION :

ENTRANCE HALL : Via a uPVC double glazed entrance door with radiator and meter cupboard.



LOUNGE : With circular inset fireplace, radiator uPVC double glazed window and stairs leading to loft room.



REAR SECOND RECEPTION ROOM : Second reception with radiator, double glazed window to the side and double glazed door to rear garden.



DINING KITCHEN : Fitted with a range of wall and base units, four ring induction hob with extractor fan above, tiled splash backs, plumbed for washing machine, double oven, integrated fridge freezer, dishwasher, composite sink unit with mixer tap, wooden flooring, two double glazed windows to the side and two double glazed skylights.



BEDROOM ONE : Rear double bedroom with built in wardrobes, carpet and double glazed patio doors to rear garden.



EN SUITE : Comprising of shower cubicle with shower off mixer tap, sink and WC, tiled walls and floor, storage cupboard, heated chrome towel rail, panelled ceiling with spotlight and double glazed skylights.



BEDROOM TWO : Double bedroom with ample built in wardrobe space and bedroom furniture, radiator and double glazed skylight.



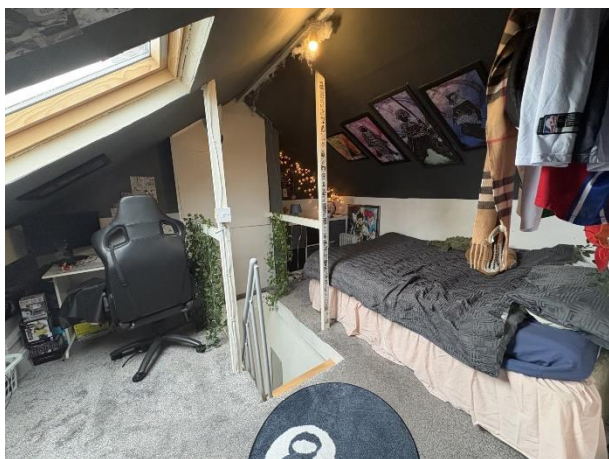
MODERN SHOWER ROOM : Three piece suite with shower cubicle with electric shower off mixer tap, sink and WC, towel walls and floor, heated chrome towel rail and double glazed window the side.



OFFICE/BEDROOM THREE : Versatile front room with radiatory and uPVC double glazed window to the front.



LOFT ROOM : Currently used as a double bedroom with ample eaves storage and double glazed Velux window.



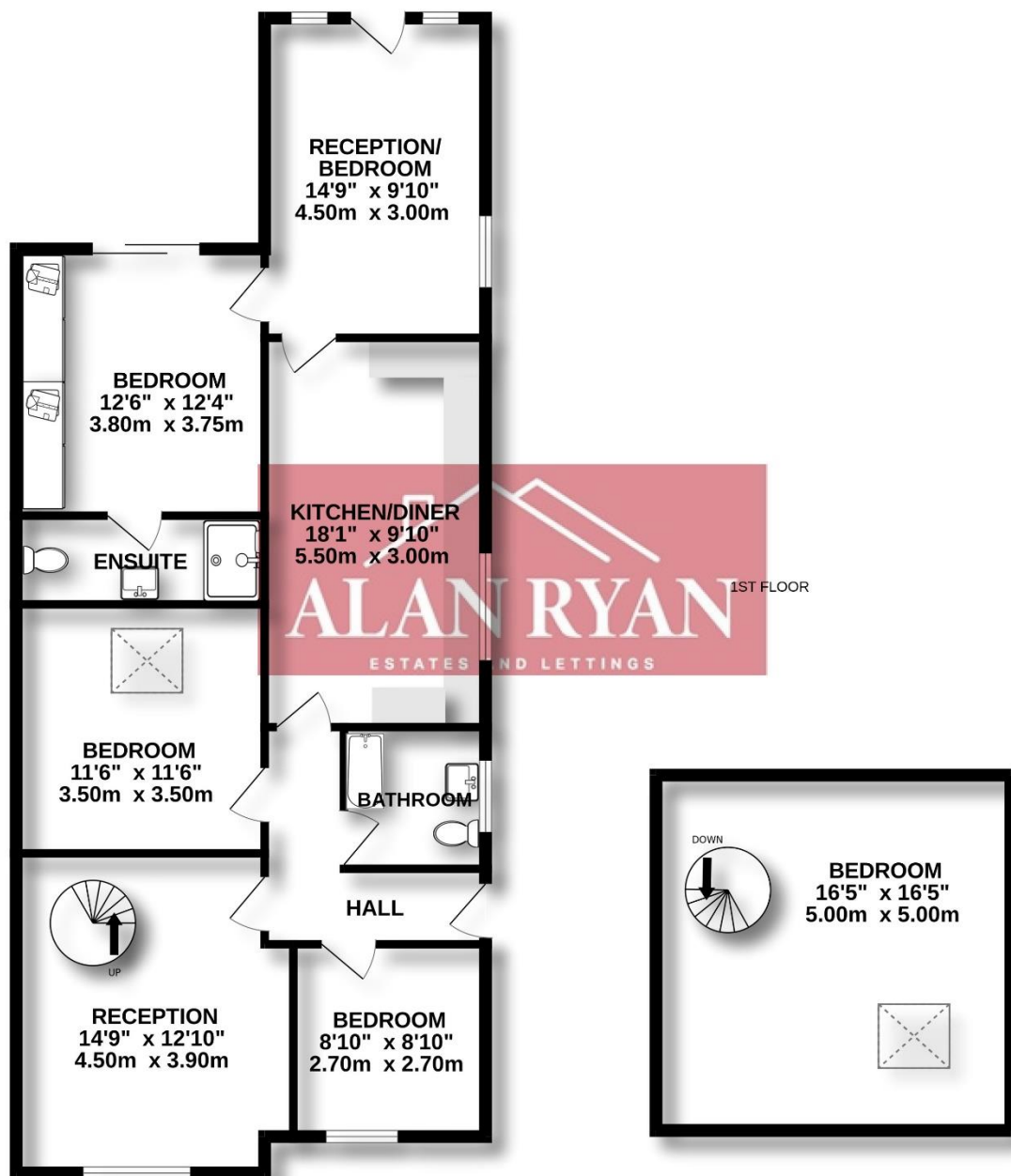
OUTSIDE : Externally to the front is a lawn garden with shrubs, flower borders whilst to the side is a driveway providing off road parking for multiple cars leading to a detached brick built garage. To the rear is a decked patio with steps leading down to large lawn garden with shrubs, trees, greenhouse and boundary fencing.





Floorplan.

GROUND 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Please contact the office before viewing the property.