



*Offers Over £325,000*

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*36 Watermill Avenue, Chadderton*

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- Semi Detached Property
- Three Double Bedrooms
- Generous Lounge
- Modern Fitted Kitchen Diner
- Modern Family Bathroom
- Low Maintenance Garden
- Off Road Parking For Two Cars
- Well Presented Throughout
- Quiet Cul-De-Sac
- Viewings Are Highly Recommended

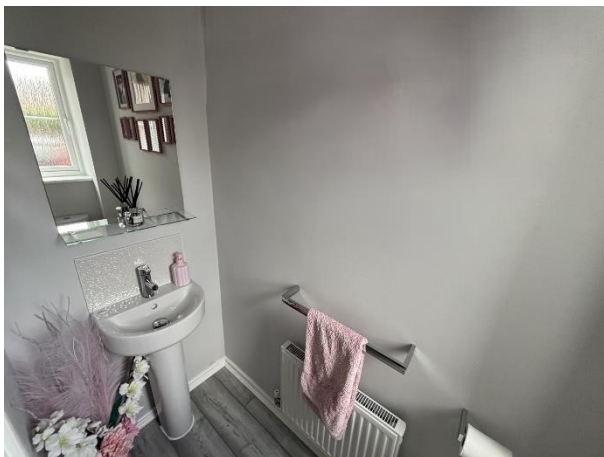
This beautifully presented, modern, three bedroom semi detached property, built in 2021, is situated within a quiet cul-de-sac in a popular residential area of Chadderton, within easy access of excellent local schools and amenities, public transport links and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance hall, downstairs WC, lounge, modern fitted dining kitchen, three double bedrooms and modern family bathroom. Externally to the front of the property is off road parking for two cars whilst to the rear is a beautifully presented rear garden with Indian stone patio, Astorturf lawn garden and composite decked patio. The property further benefits from uPVC double glazing, gas central heating, five years NHBC remaining and viewing the property is highly recommended.

#### INTERNAL ACCOMMODATION :

**ENTRANCE HALL :** Via a uPVC double glazed entrance door, with radiator and stairs leading to first floor.



**DOWNSTAIRS WC :** Comprising of sink and WC and uPVC double glazed window.



LOUNGE : With radiator and uPVC double glazed window to front elevation.



DINING KITCHEN : A modern range of wall and base units, integrated double oven with five ring gas hob and extractor hood above, integrated fridge freezer, stainless steel sink unit with mixer tap, radiator, spotlights to ceiling, in addition to three Velux windows, LVT flooring and uPVC double glazed doors leading to rear garden.



**LANDING :** With built in storage cupboard and loft access hatch with loft ladder leading to a boarded loft.



**BEDROOM ONE :** A front double bedroom with radiator and uPVC double glazed window.



**BEDROOM TWO :** A rear double bedroom with radiator and uPVC double glazed window.



**BEDROOM THREE** : A rear double bedroom with laminate flooring, radiator and uPVC double glazed window.



**BATHROOM** : Comprising of bath, shower cubicle, vanity sink unit and WC, built in television, laminate flooring, towel radiator, spotlights to ceiling and uPVC double glazed window.



**OUTSIDE** : Externally to the front of the property is off road parking for two cars whilst to the rear is a beautifully presented rear garden with Indian stone patio, Astorturf lawn garden and composite decked patio.







Floorplan

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.