



Offers Over £250,000

15 Alasdair Close, Chadderton

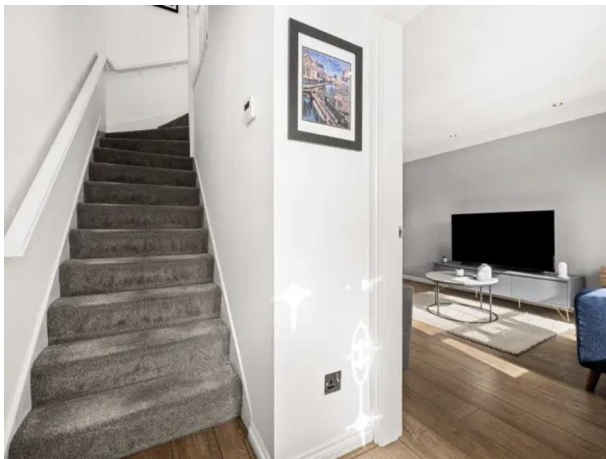
- NO CHAIN
- Mid Muse Property
- Three Bedrooms
- Modern Fitted Kitchen
- Generous Lounge
- Modern Family Bathroom
- Ample Off Road Parking
- Low Maintenance Rear Garden
- Situated On The Popular Cairnwell Development
- Viewings Are Highly Recommended

NO CHAIN AND THEREFORE VACANT POSSESSION ON COMPLETION

Alan Ryan Estates are please to bring to market this well presented, modern, three bedroom mid muse property which offers excellent family living accommodation. Situated on a quiet cul-de-sac on the desirable Cairnwell Development, 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 porch, lounge, dining kitchen, three bedrooms (two generous doubles) and modern family bathroom. Externally to the front of the property is a generous driveway providing ample off road parking for multiple cars and block paved pathway leading to entrance door. Externally to the rear, the property benefits from a well maintained, low maintenance rear garden with block paved patio, lawn garden and garden shed. The property further benefits from uPVC double glazing, gas central heating and a newly fitted boiler with five year warrantee. To appreciate the property available, viewings are highly recommended.

INTERNAL ACCOMMODATION :

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



LOUNGE : A good size reception room with radiator, LVT flooring, inset spotlights and uPVC double glazed windows.



DINING KITCHEN : With a modern range of wall and base units, integrated oven with four ring induction hob and extractor hood above, composite sink unit with mixer tap, space for fridge freezer, plumbed for washing machine and dishwasher, radiator, LVT flooring, uPVC double glazed window and uPVC double glazed French doors with side windows leading to rear garden.



FIRST FLOOR :

BEDROOM ONE : A generous front double bedroom with LVT flooring, radiator and uPVC double glazed window.



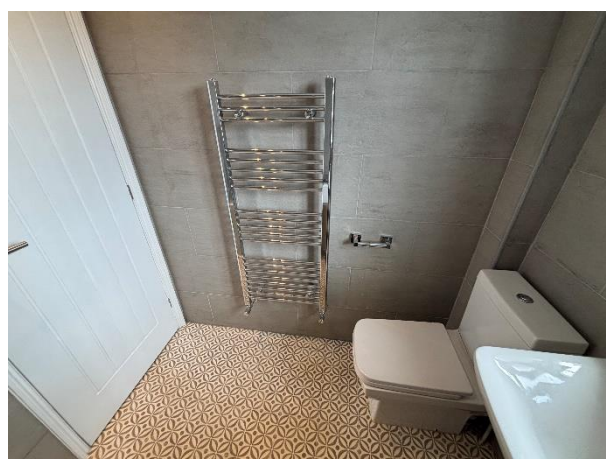
BEDROOM TWO : A generous rear double bedroom with carpet, radiator and uPVC double glazed window.



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



BATHROOM : A modern bathroom suite comprising of bath with overhead shower, vanity sink unit and WC, tiled walls and floor, towel radiator, spotlights to ceiling and uPVC double glazed window.

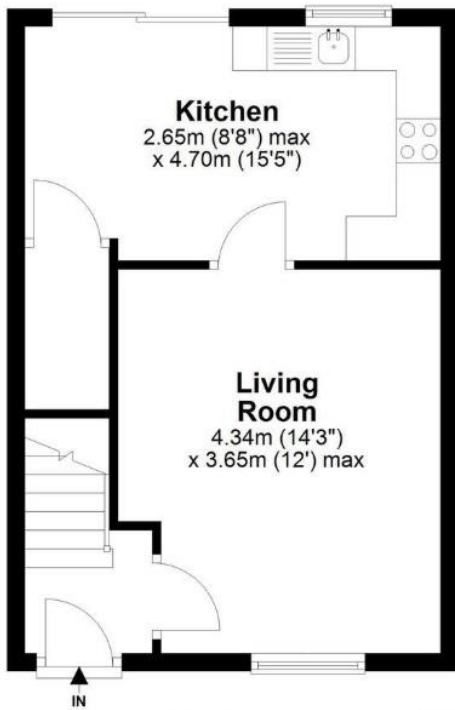


OUTSIDE : Externally to the front of the property is a generous driveway providing ample off road parking for multiple cars and block paved pathway leading to entrance door. Externally to the rear, the property benefits from a well maintained, low maintenance rear garden with block paved patio, lawn garden and garden shed.



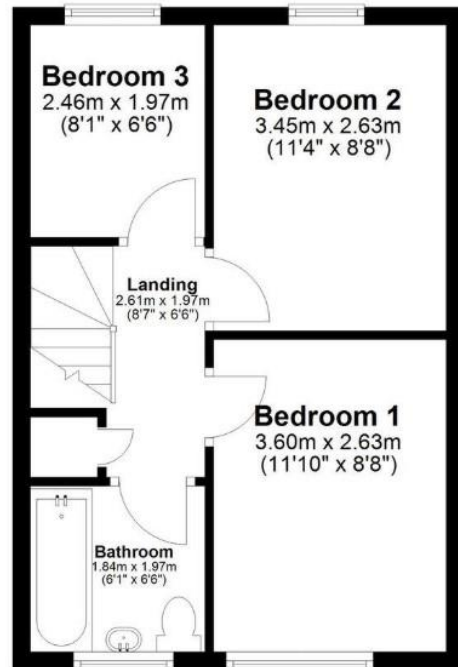
Ground Floor

Approx. 33.3 sq. metres (358.6 sq. feet)



First Floor

Approx. 33.6 sq. metres (361.2 sq. feet)



Total area: approx. 66.9 sq. metres (719.8 sq. feet)

Address:
519 Middleton Road
Chadderton
OL9 9SH

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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.