



Price £245,000

Atherley Grove, Chadderton

- Semi Detached Property
- Three Bedrooms
- Good Size Lounge
- Modern Fitted Dining Kitchen
- Family Bathroom
- Shared Access Driveway
- Enclosed Rear Garden
- Ideal Family Home
- Popular Residential Area
- Viewings Are Highly Recommended

NO CHAIN AND THEREFORE VACANT POSSESSION ON COMPLETION

Alan Ryan Estates are pleased to bring to market with semi-detached three bedroom property perfect for family living. Situated in a popular area of Chadderton, this property is ideally located 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, lounge, modern fitted dining kitchen, three bedrooms and family bathroom. Externally, to the front of the property is a shared access driveway providing ample off road parking, a small lawn garden and gated side access. To the rear is an enclosed garden with paved patio and lawn garden. The property further benefits from uPVC double glazing and gas central heating and viewing the property is highly recommended.

INTERNAL ACCOMMODATION :

ENTRANCE HALL : Via a uPVC double glazed composite entrance door.

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



DINING KITCHEN : With a range of modern wall and base units, integrated appliances including fan assisted oven, four ring ceramic hob with extractor hood above, integrated fridge and freezer, integrated washing machine tiled splash backs, stainless steel sink unit with mixer tap, breakfast bar, spotlights to ceiling, space for dining table, radiator, two uPVC double glazed windows and uPVC double glazed door to the side leading to driveway and rear garden.



LANDING: With uPVC double glazed window.



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



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



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



BATHROOM : Comprising of bath with overhead thermostatic shower, sink 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 shared access driveway providing ample off road parking, a small lawn garden and gated side access. To the rear is an enclosed garden with paved patio and lawn garden.



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.