ALAN RYAN
ESTATES AND LETTINGS



Price £290,000

18 Ferndown Avenue, Chadderton, OL9 9UR

- NO CHAIN
- Link Detached Property
- Three Bedrooms
- Open Plan Lounge/Dining Room
- Family Bathroom
- Generous Size Rear Garden
- Driveway Providing Off Road Parking
- Realistically Priced
- Ideal For Putting Own Stamp On
- Viewing Highly Recommended

NO CHAIN AND THEREFORE VACANT POSSESSION ON COMPLETION This three bedroom, link detached property has been realistically priced to take into consideration some general updates required to the property which would make this ideal for first time buyers or someone looking to put their own stamp on it. The property is situated on the popular Firwood Park development within easy access of excellent local schools and amenities, public transport links including Mills Hill train station and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance hall, downstairs WC, open plan lounge/dining room, kitchen, three bedrooms and family bathroom. Externally to the front of the property is a garden and driveway leading to an attached garage which could be converted to provide additional internal living accommodation, whilst to the rear of the property is a generous size tiered garden with patio and lawn areas. The property further benefits from UPVC double glazing and gas central heating, viewing of the property is highly recommended.

INTERNAL ACCOMMODATION :

ENTRANCE HALL : Via a UPVC double glazed entrance door.



DOWNSTAIRS WC : Comprising of sink and WC and UPVC double glazed window.



OPEN PLAN LOUNGE/DINING ROOM : With laminate flooring, three radiators, hardwood double glazed window and UPVC double glazed sliding doors leading to rear garden.






KITCHEN : Range of wall and base units, integrated oven with four ring gas hob and extractor hood above, composite sink unit with mixer tap, UPVC double glazed window and door leading to rear garden.




LANDING : With built in storage cupboard and UPVC double glazed window.





BEDROOM ONE : Front double bedroom with fitted wardrobes, radiator and UPVC double glazed window.





BEDROOM TWO : Rear double bedroom with radiator and UPVC double glazed window.



BEDROOM THREE : Front single bedroom with loft access hatch, radiator and UPVC double glazed window.




BATHROOM : Comprising of bath, vanity sink unit and WC, radiator and UPVC double glazed window.

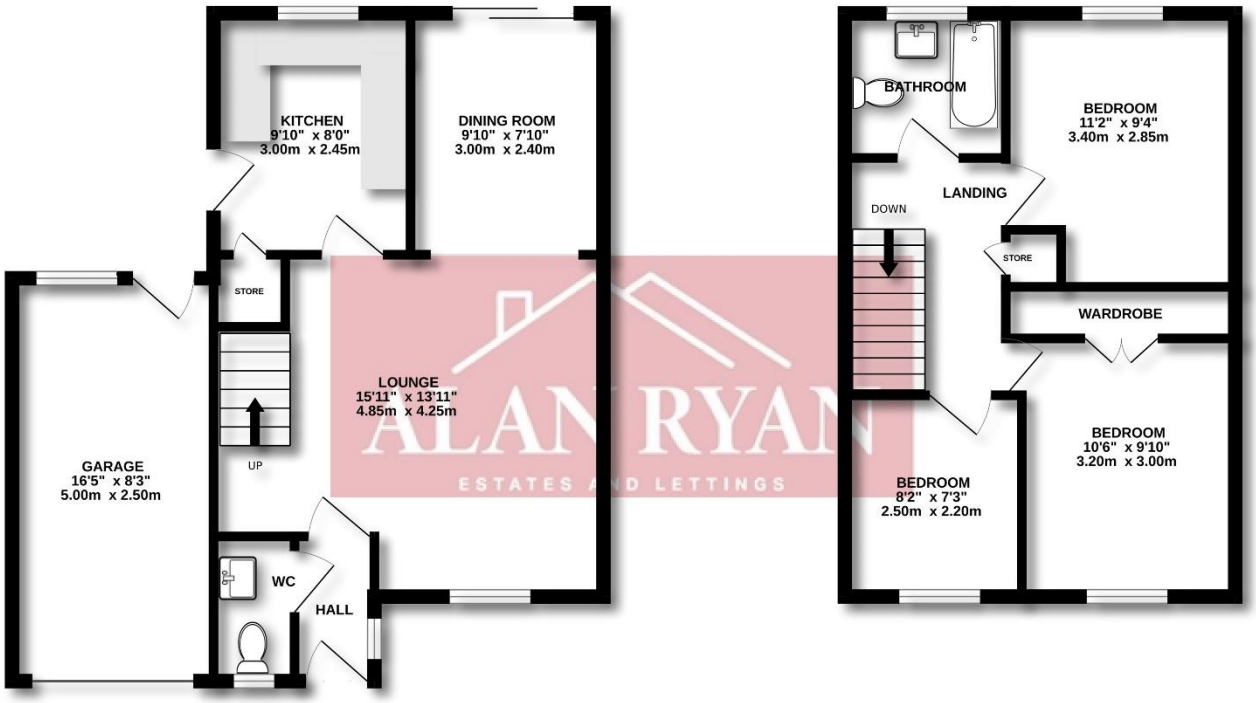



OUTSIDE : Externally to the front of the property is a garden and driveway leading to an attached garage which could be converted to provide additional internal living accommodation, whilst to the rear of the property is a generous size tiered garden with patio and lawn areas.



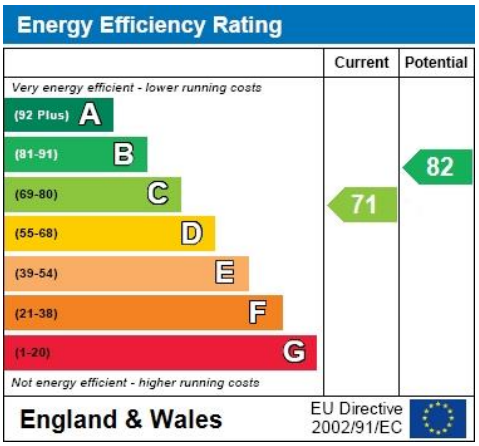

GROUND FLOOR

1ST FLOOR



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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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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.