

ALISTAIR STEVENS

CHADDERTON



Price £250,000

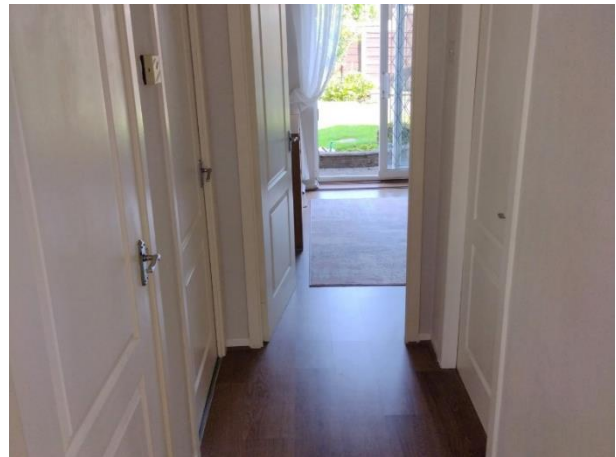
27 Arnside Avenue, Chadderton, OL9 9DJ

- ***NO CHAIN***
- Link Detached True Bungalow
- Two Bedrooms
- Spacious Lounge
- Modern Fitted Kitchen
- Shower Room/WC
- Garden Areas To Front & Rear
- Driveway Providing Off Road Parking
- FREEHOLD
- Viewing Highly Recommended

*****NO CHAIN***** This deceptively spacious two bedroomed link-detached true bungalow offers good sized living accommodation and briefly comprises of entrance hall with cloakroom and storage cupboard, spacious lounge, modern fitted kitchen, two good sized bedrooms and bathroom/ wc with shower. Externally to the front is a lawned garden and block paved driveway leading to an attached garage with power and lighting whilst to the rear is a lawned garden, patio area with shrubs and flowers borders, all enclosed by boundary fencing. The property further benefits from the installation of gas fired central heating and UPVC double glazing throughout and is situated in a quiet and convenient residential area off Fold Green within easy access of local amenities, excellent transport links including the Metrolink and the North West motorway network. The property is offered for sale with vacant possession and therefore no chain involved. An internal inspection is highly recommended.

INTERNAL ACCOMMODATION:

ENTRANCE HALL: Via a UPVC double glazed door, laminate flooring, radiator, cloakroom, built in storage cupboard and loft access hatch.



KITCHEN: 9'4" x 8'2" Fully tiled walls with a range of wall and base units, integrated double oven with five ring gas hob with extractor fan, composite sink unit with mixer tap, fridge freezer, plumbed for automatic washing machine, vinyl flooring and UPVC bay window to the front.



LOUNGE: 18'1" x 11'6" Spacious lounge with carpet, feature electric fire and surround with marble hearth, radiator and UPVC double glazed bay window to the front.



BEDROOM ONE: 14'9" x 11'6" Rear double bedroom with fitted wardrobes and drawers, carpet, radiator and double glazed window to the rear.



BEDROOM TWO/DINING ROOM: 11'6" x 9'4" Good sized second bedroom (currently being used as a dining room) with laminate flooring, radiator and double glazed patio doors leading to the rear garden.



SHOWER ROOM/WC: Comprising of shower cubicle, WC, sink, fully tiled walls, vinyl flooring, radiator and UPVC double glazed window.



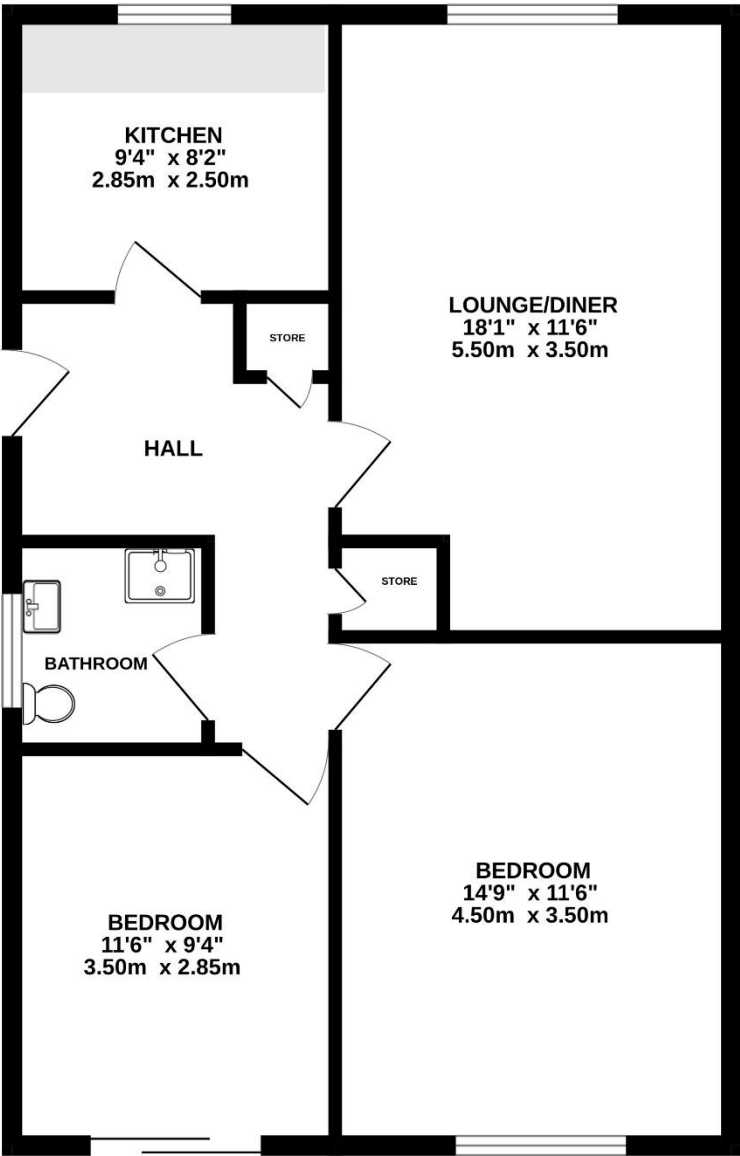
OUTSIDE: Externally to the front of the property is a lawned garden with flower borders enclosed by boundary wall and wrought iron fencing, block paved driveway for two cars leading to an attached garage with up and over door, power and lighting, UPVC double glazed window and UPVC door leading to the rear garden. The rear garden comprises of block paved patio, lawned garden with a further small patio area, shrubs and flower borders, all enclosed by boundary fencing.



TENURE: Freehold.

Floor Plan

GROUND FLOOR

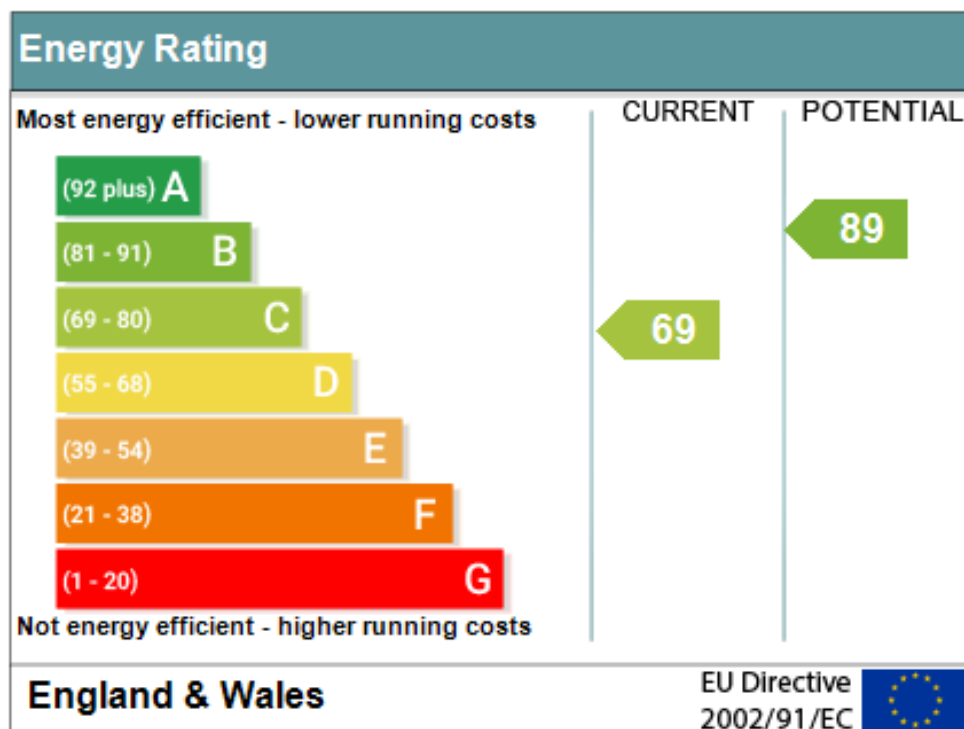


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

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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.

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Please contact the office before viewing the property.

