

# ALISTAIR STEVENS

CHADDERTON



Price Reduced £166,500

255 Fields New Road, Chadderton, OL9 8NZ

- Traditional Semi-Detached
- Three Bedrooms
- Lounge
- Fitted Diner/Kitchen
- Utility Room
- Family Bathroom
- GCH & Double Glazing
- Enclosed Patio Area to Rear
- Excellent Transport Links
- Viewing Highly Recommended

This deceptively spacious traditional Accrington brick semi-detached family home has living accommodation comprising briefly to the ground floor; entrance hall, lounge, fitted kitchen/diner, large utility room and storage/bar area whilst to the first floor are three generous bedrooms and bathroom WC with walk in shower cubicle. The property is situated in a popular and convenient residential area within easy access of Chadderton town centre, well regarded local schools and amenities, excellent public transport links and a short distance from the Northwest motorway network. Outside is a small garden forecourt and a private enclosed garden area with sunny aspect to the rear. This fine home benefits further from the installation of gas fired central heating and double-glazed windows. An attractive and spacious family home not to be missed.

#### INTERNAL ACCOMODATION :

##### ENTRANCE HALL :

Via a UPVC double glazed front door opening through to the entrance hall with dado rail, picture rail, radiator, staircase leading to the first floor and UPVC double glazed window to the side.



##### LOUNGE 11'2" (3.4m) x 12'0" (3.66m):

With radiator, picture rail, coving, feature fire and surround and UPVC double glazed window.





**KITCHEN/DINER 11'0" (3.35m) x 15'3" (4.65m):**

Fitted with a range of wall and base units with work surfaces, integral oven, hob and extractor hood above, stainless steel sink unit with mixer tap, splash back tiling, understairs storage cupboard, radiator, UPVC double glazed window and door leading to the utility room.

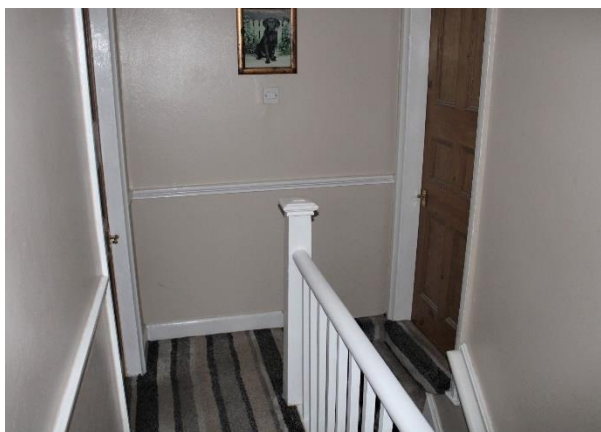


**UTILITY ROOM 5'7" (1.7m) x 8'2" (2.49m):**

With plumbing for automatic washing machine, access to store/bar area to the side of the property and UPVC double glazed windows to the rear and side and door to the rear.

**FIRST FLOOR :**

**LANDING :** With skylight



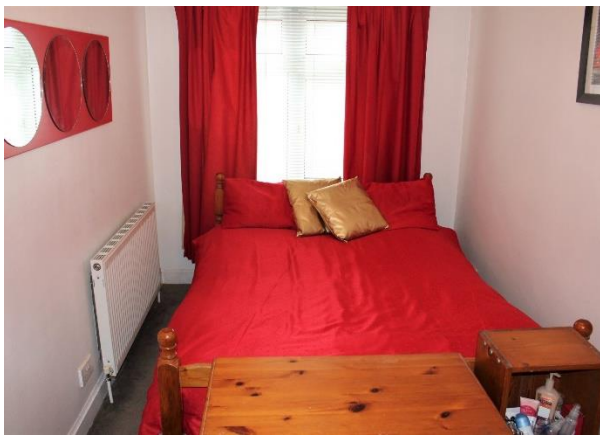
**BEDROOM ONE 9'10" (3m) x 11'10" (3.61m):**

A front double bedroom with original cast iron fireplace and surround, radiator and UPVC double glazed window.



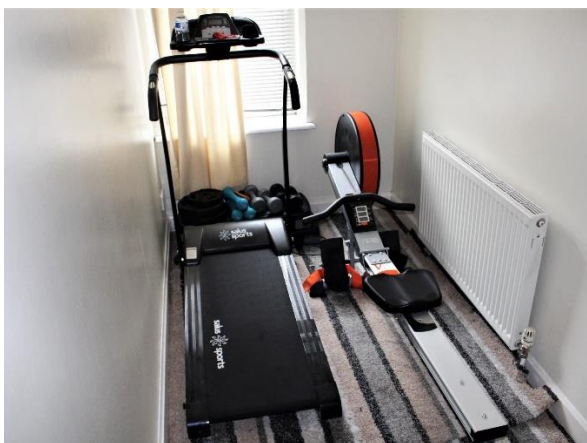
**BEDROOM TWO 7'3" (2.21m) x 13'1" (3.99m):**

A rear double bedroom with radiator, built in storage cupboard and UPVC double glazed window.



**BEDROOM THREE 5'3" (1.6m) x 11'10" (3.61m):**

A front bedroom with built in storage cupboard, radiator and UPVC double glazed window.





## BATHROOM :

Three-piece suite including traditional cast iron bath with claw feet, walk in shower cubicle with wall mounted shower, splashback tiling, radiator and UPVC double glazed window.



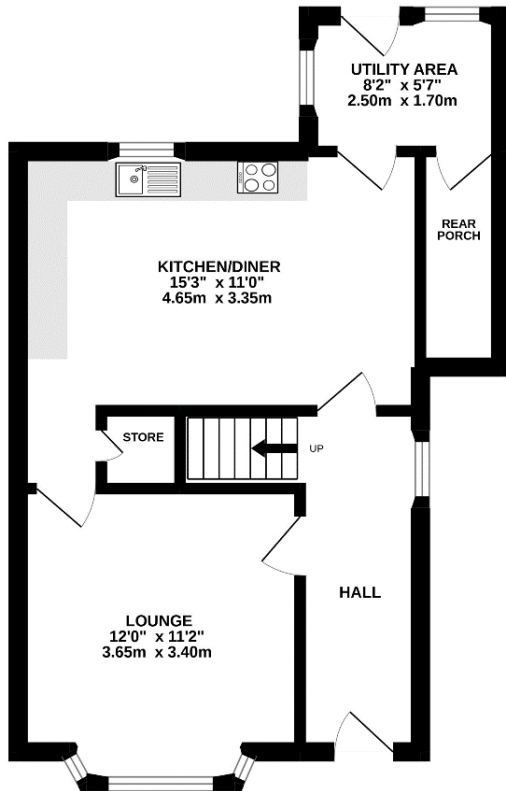
## OUTSIDE :

To the rear is a private enclosed patio area with sunny aspect, raised flower beds and boundary fencing whilst to the front is a smaller garden area with low boundary walls.

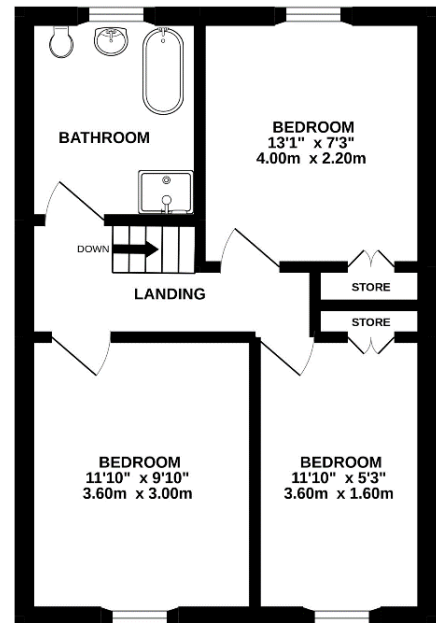


# Floorplan

GROUND FLOOR

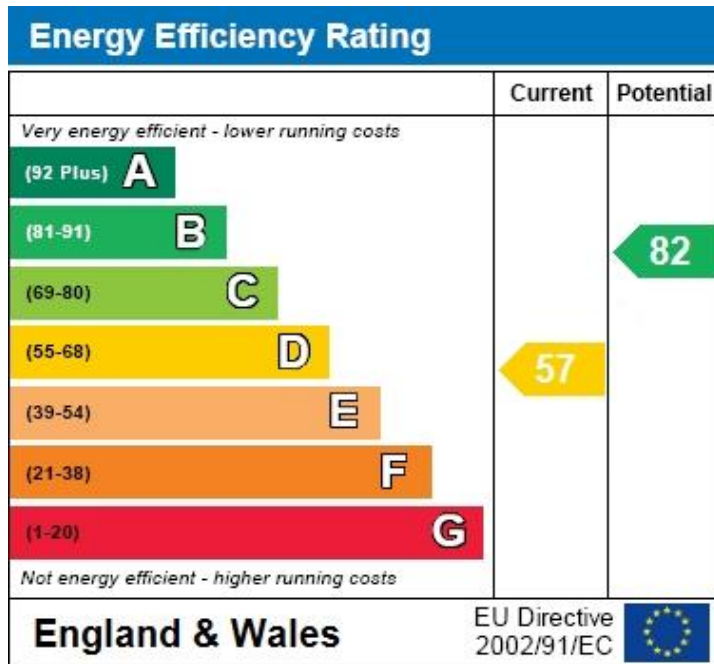


1ST FLOOR



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.  
Made with Metropix ©2022

# Energy Performance Certificate



Address:  
519 Middleton Road  
Chadderton  
OL9 9SH

Tel: 0161 626 0333  
Email: [sales@schadderton.com](mailto:sales@schadderton.com)

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.