

ALISTAIR STEVENS

CHADDERTON



Asking Price £315,000

102 Foxdenton Lane, Middleton, M24 1QW

- BEAUTIFULLY PRESENTED
- Generous Semi Detached Property
- Three Bedrooms
- Large Lounge/Sitting Room
- Modern Spacious Dining Kitchen
- Modern Family Bathroom
- Attic Room
- Off Road Parking
- Good Sized Rear Garden
- Viewing Is Strongly Recommended

This beautifully presented, deceptively spacious three bedroomed semi-detached property offers excellent family living accommodation in the form of, entrance porch, large reception room, large open plan kitchen diner, three bedrooms with two doubles, family bathroom and attic room. Externally to the front of the property there is a block paved driveway providing off road parking for several cars, whilst to the rear there is a patio area, lawn garden, summer house and open aspect beyond. This property is situated in a popular and convenient residential area within close proximity to excellent local schools and amenities, including Foxdenton Park, public transport links and just a short drive from the Northwest motorway network. The property further benefits from gas central heating and UPVC double glazing throughout. In order to fully appreciate the space and quality on offer, a viewing is strongly recommended.

Internal Accommodation:

Entrance Porch: Of UPVC construction and via a double glazed entrance door with tiled flooring.

Entrance Hall: Via a double glazed entrance door with tiled flooring, meter cupboard, wall mounted radiator, stairs leading to the first floor and understairs storage area.



Through Lounge (12'2" x 14'0")/Sitting Room (10'6" x 8'4"): Carpeted throughout with feature electric fire and surround, UPVC double glazed bay window to the front, radiator and second fireplace to the sitting area.

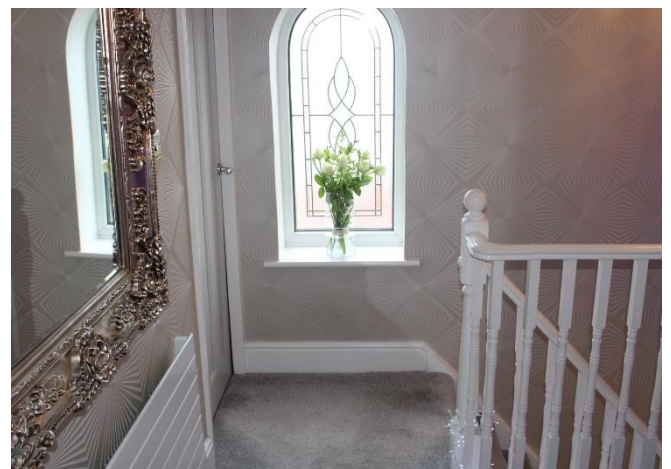


Dining Kitchen: (16'8" x 24'3") With tiled flooring throughout and a range of wall, base and integrated units including, five ring halogen hob with extractor hood above, double oven, dishwasher, microwave, worktops, belfast sink with mixer tap, three double glazed skylights, UPVC double glazed door to the side and UPVC double glazed Biifold doors to the rear.



First Floor:

Landing: With loft access hatch and UPVC double glazed window to the side.



Attic Room: (8'4" x 12'3") Insulated with light and power supply, fully boarded and double glazed Velux window.

Master Bedroom: (8'8" x 12'7") Front double bedroom with UPVC double glazed bow window to the front, fitted wardrobes and radiator



Bedroom Two: (8'8" x 12'7") Second double bedroom with built in wardrobes, radiator and UPVC double glazed window to the rear.



Bedroom Three : (7'0" x 7'4") Front single bedroom with radiator and UPVC double glazed window to the front.



Modern Bathroom : (7'6" x 8'5") Comprising of bath with overhead waterfall shower, vanity sink and unit, WC, tiled walls and floor, wall mounted radiator and two UPVC double glazed windows.

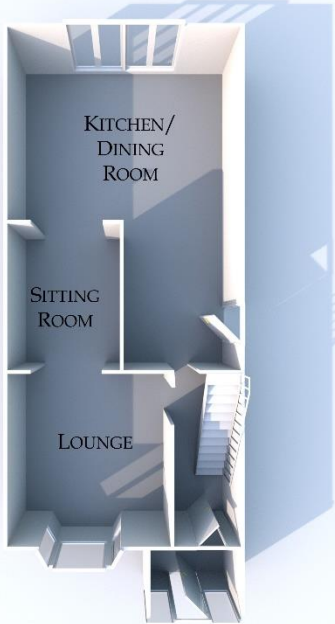


Outside

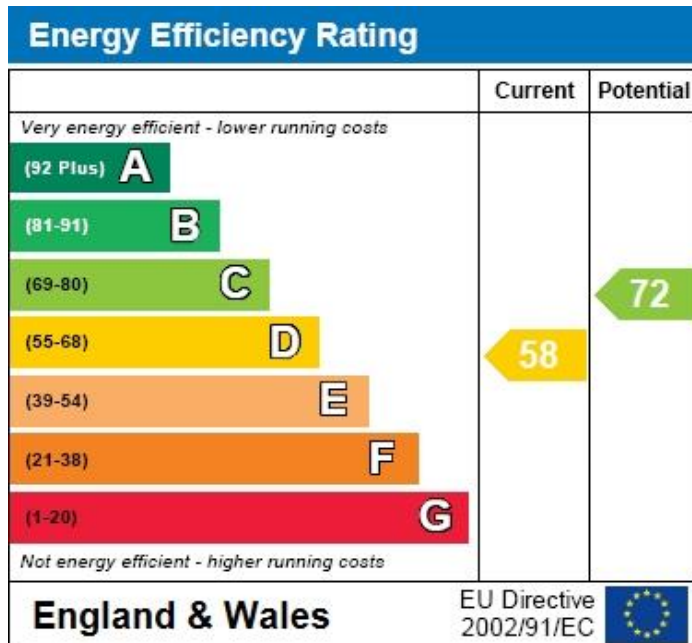
Externally to rear there is a low maintenance patio area with lawn garden, open aspects beyond and leading to a brick built summer house with light and power supply.



Floor plan



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.

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.