

ALISTAIR STEVENS

CHADDERTON



Price £365,000

10 Lindenwood, Chadderton, OL9 9SQ

- Detached
- Four Bedrooms
- Lounge
- Dining Room
- Modern Fitted Kitchen
- Family Bathroom & Downstairs WC
- South Facing Garden
- Large Driveway
- Cul-De-Sac Location
- Viewing Highly Recommended

This well maintained, deceptively spacious four bedroomed detached property has living accommodation of entrance porch, entrance hall, WC, lounge, dining room, modern fitted kitchen, four bedrooms (master with En-Suite) and family bathroom. The property is situated in one of the area`s most popular locations in a cul-de-sac part of Firwood Park within easy access of excellent local schools and amenities, public transport links and a short drive from Chadderton centre as well as the Northwest motorway network. Outside there is a spacious enclosed South facing garden with sunny aspect to the rear whilst to the front of the property there is a garden forecourt with driveway providing ample off-road parking facilities and leading to an attached single garage. The property further benefits from the instillation of gas fired central heating via a new boiler and UPVC double glazed windows and viewing of the property is highly recommended in order to fully appreciate this outstanding home.

INTERNAL ACCOMMODATION :

ENTRANCE : Via a UPVC double glazed front door with UPVC double glazed inner door leading through to the entrance hall with radiator and staircase leading to the first floor.

DOWNSTAIRS WC : With modern two-piece suite including vanity sink and unit, laminate splashback and UPVC double glazed window.



LOUNGE 14'5" (4.39m) x 12'2" (3.71m): Spacious reception room with wall mounted gas fire and surround, radiator, coving, UPVC double glazed window and opening leading through to the dining room at the rear.



DINING ROOM 12'2" (3.71m) x 9'2" (2.79m): With radiator, coving and UPVC double glazed window.



KITCHEN 14'9" (4.5m) x 9'2" (2.79m): A range of wall and base units with work surfaces and including a breakfast bar, range style oven with extractor hood, integral dishwasher and fridge freezer, plumbed for automatic washing machine, stainless steel sink unit with mixer taps, splashback tiling, display lighting, wall mounted heater, sunken spotlighting, two UPVC double glazed windows and UPVC double glazed door to the rear.



FIRST FLOOR :

LANDING : With airing/ storage cupboard, access to loft and UPVC double glazed window.

BEDROOM ONE 11'10" (3.61m) x 9'2" (2.79m): A front double bedroom fitted with modern built-in wardrobes and bedroom furniture, radiator and UPVC double glazed window.



EN-SUITE : Comprising of three-piece suite including vanity sink unit and WC, shower cubicle with wall mounted shower, laminate splashback, heated chrome towel rail and UPVC double glazed window.



BEDROOM TWO 11'10" (3.61m) x 9'2" (2.79m): A front double bedroom with built in wardrobes and bedroom furniture, radiator and UPVC double glazed window.



BEDROOM THREE 9'10" (3m) x 7'10" (2.39m): A rear single bedroom with built in wardrobes, radiator and UPVC double glazed window.



BEDROOM FOUR 7'3" (2.21m) x 6'7" (2.01m): A rear single bedroom currently being used as a dressing room with built in wardrobes, radiator and UPVC double glazed window.

BATHROOM : Comprising of modern three-piece jacuzzi suite, wall mounted shower, shower bath screen, laminate panelling to the walls and ceiling, radiator and UPVC double glazed window.

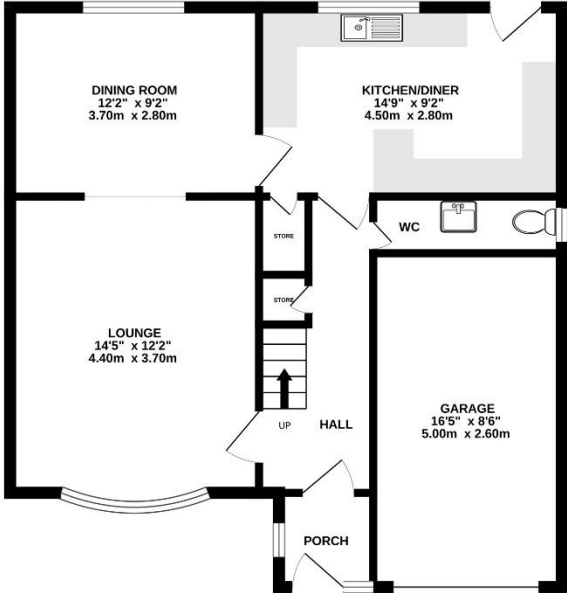


OUTSIDE : Externally to the rear of the property there is a spacious enclosed garden with sunny aspect, patio, ornamental retaining wall, water feature, store shed, green house, lawn, borders, shrubs and boundary fencing, whilst to the front of the property there is a spacious block paved driveway providing off-road parking facilities for several vehicles leading to an attached single garage with light and power, lawned garden area with conifers and shrubs.

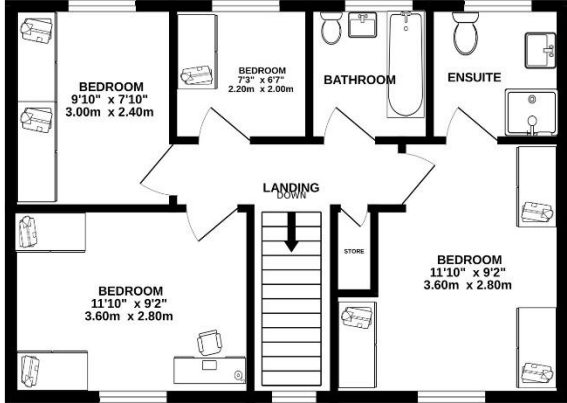


Floor plan

GROUND FLOOR

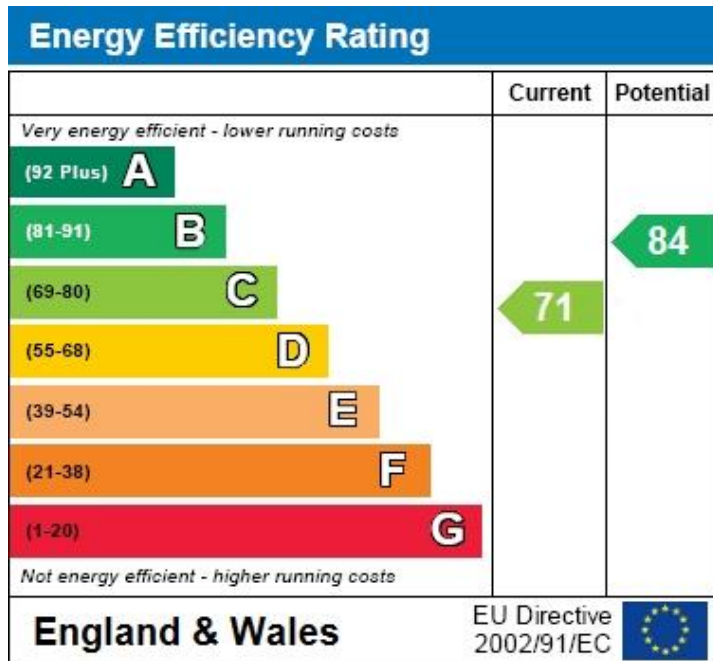


1ST FLOOR



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.
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Energy Performance Certificate



Address:
519 Middleton Road
Chadderton
OL9 9SH

Tel: 0161 626 0333
Email: 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.

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Please contact the office before viewing the property.