

ALISTAIR STEVENS

CHADDERTON



Price £260,000

31 Springbank, Chadderton, Oldham, OL9 9JB

- Semi Detached
- Four Bedrooms
- Deceptively Spacious
- Two Reception Rooms
- Modern Kitchen
- Modern Shower Room
- Flagged Garden Area
- Off-Road Parking Facilities
- Gated Access
- Viewing Highly Recommended

This deceptively spacious four bedroomed semi-detached property is situated in an elevated position off Broadway and offers family living accommodation in the form of entrance porch, two reception rooms, modern kitchen, four bedrooms (three doubles and one single) and modern shower room WC. Externally, to the front of the property is a flagged patio area with wooden garden shed whilst to the rear is a flagged garden with raised flagged area, hardstanding and gated access for off road parking enclosed by boundary fencing. This property is located within easy access of well-regarded local schools and amenities, public transport links and just a short drive from the Northwest motorway network. In order to fully appreciate the size and quality on offer, a viewing is highly recommended.

INTERNAL ACCOMMODATION :

ENTRANCE HALL :

Via a UPVC double glazed entrance door with radiator and stairs leading to first floor.



OPEN PLAN LOUNGE/DINING ROOM :

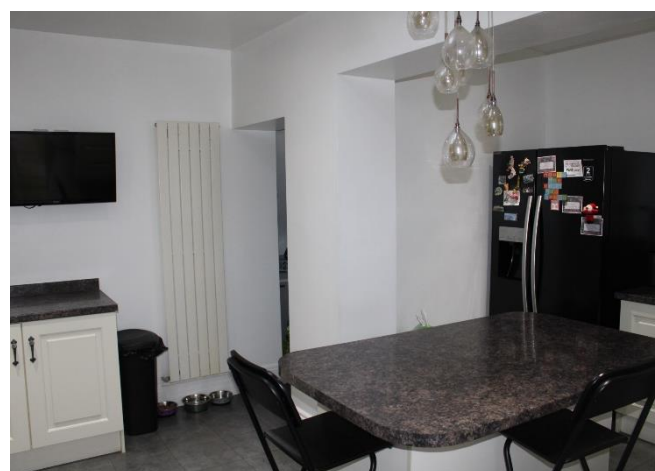
LOUNGE : 15'5" x 11'6" With log burner, UPVC double glazed window and opening through to the dining room.



DINING ROOM : 16'5" x 11'6" With radiator and UPVC double glazed bay window.



KITCHEN : 16'0" x 14'1" A range of wall and base units, integrated double oven, four ring gas hob and extractor hood above, stainless steel sink unit with mixer tap, space for washing machine, breakfast bar, radiator, UPVC double glazed window and UPVC double glazed French doors leading to the rear garden.



BEDROOM THREE : 15'5" x 9'2" A front downstairs bedroom with radiator, spotlights to ceiling and UPVC double glazed window.

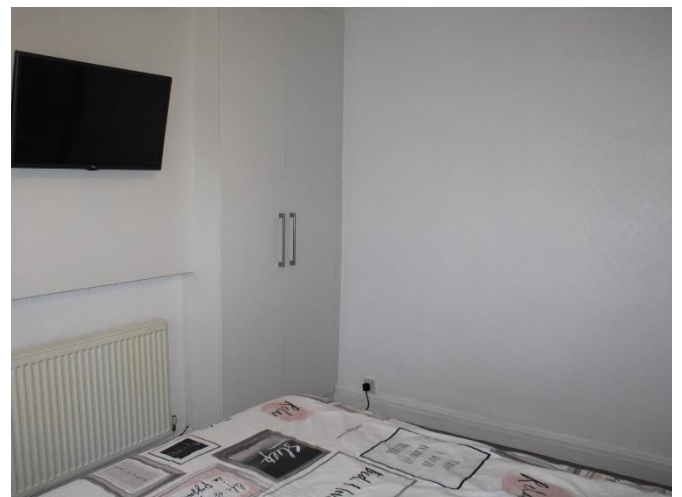


FIRST FLOOR :

LANDING : With UPVC double glazed window.



BEDROOM ONE : 14'5" x 11'6" A front double bedroom with built in wardrobes, radiator and UPVC double glazed bay window.

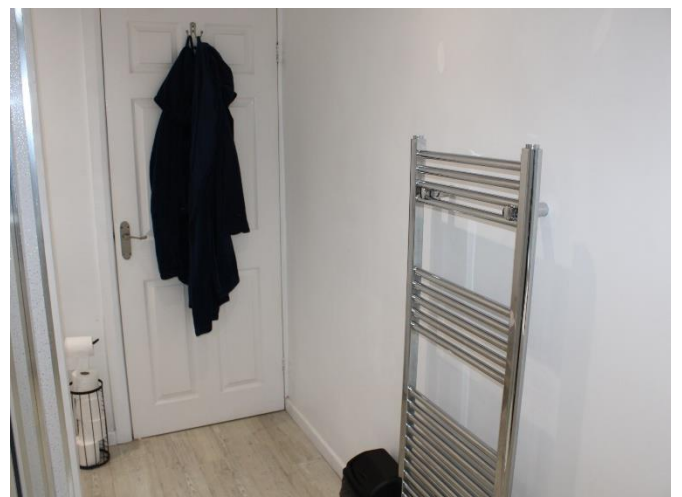


BEDROOM TWO : 14'9" x 11'6" A rear double bedroom with built in wardrobes, radiator and UPVC double glazed window.



BEDROOM FOUR : 8'2" x 6'7" A front single bedroom with radiator and UPVC double glazed window.

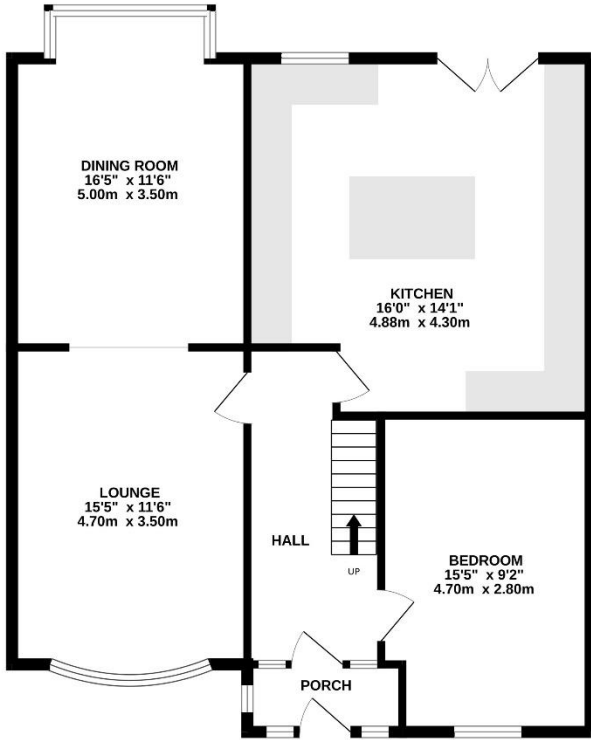
SHOWER ROOM : Comprising of shower cubical, sink and WC, towel radiator and UPVC double glazed window.



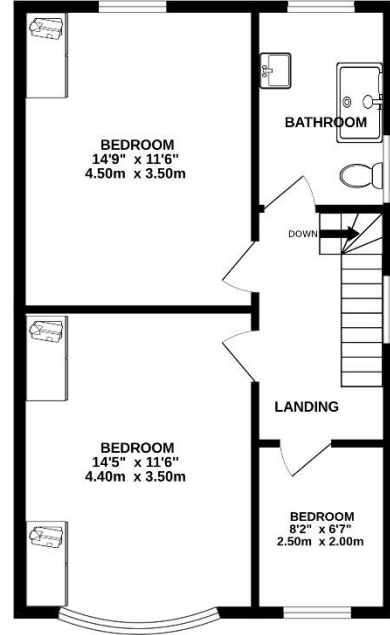
OUTSIDE : Externally, to the front of the property is a flagged patio area with wooden garden shed whilst to the rear is a flagged garden with raised flagged area, hard standing and gated access for off road parking enclosed by boundary fencing



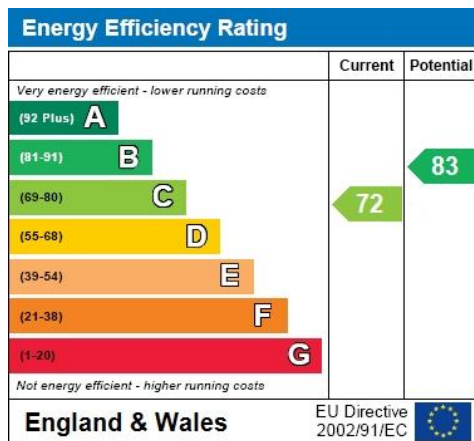
GROUND FLOOR



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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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.