Offers Over £185,000

50 Mills Hill Road, Manchester, M24 2EE

- DETACHED BUNGALOW
- NO CHAIN
- Two Bedrooms
- Lounge
- Kitchen

- Modern Shower Room
- Gardens To Three Sides
- Gated Access
- Detached Garage To Rear
- Viewing Highly Recommended

NO CHAIN AND THEREFORE VACANT POSSESSION ON COMPLETION Alistair Stevens Chadderton are pleased to bring to market this two bedroomed detached bungalow which is situated in a popular residential area of Chadderton within easy access of excellent local schools and amenities, public transport links including Mills Hill train station and a short drive from the Northwest motorway network. The property requires some cosmetic updating and briefly comprises of entrance hall, lounge, kitchen, two bedrooms and modern shower room. Externally the property benefits from low maintenance garden areas to three side. To one side of the property is a good sized flagged garden area enclosed by boundary fencing with garden shed and gated access to both front and rear which leads to detached garage with off road parking. The property further benefits from gas central heating and double glazing throughout and is ideally located for bus routes to Oldham and Middleton, and within walking distance of Chadderton Park and teh Rochdale Canal. Viewing of the property is highly recommended.

INTERNAL ACCOMMODATION:

ENTRANCE HALL: Via a UPVC double glazed entrance door with laminate flooring, radiator and built in cupboards.

LOUNGE 14'1" (4.29m) x 11'10" (3.61m): With laminate flooring, fireplace, radiator and UPVC double glazed sliding doors to rear garden.

KITCHEN 9'6" (2.9m) x 8'2" (2.49m): A range of wall and base units, space for oven, stainless steel sink unit and mixer tap, plumbed for washing machine and UPVC double glazed window.

SHOWER ROOM: Comprising of shower cubicle, vanity sink unit and WC, tiled walls, towel radiator and UPVC double glazed window.

BEDROOM ONE 11'10" (3.61m) x 11'10" (3.61m): A front double bedroom with fitted wardrobes and dressing table, radiator, loft access hatch with loft ladders leading to a boarded loft with lighting and UPVC double glazed window.

BEDROOM TWO 9'6" (2.9m) x 8'6" (2.59m): A front bedroom with radiator and UPVC double glazed window.
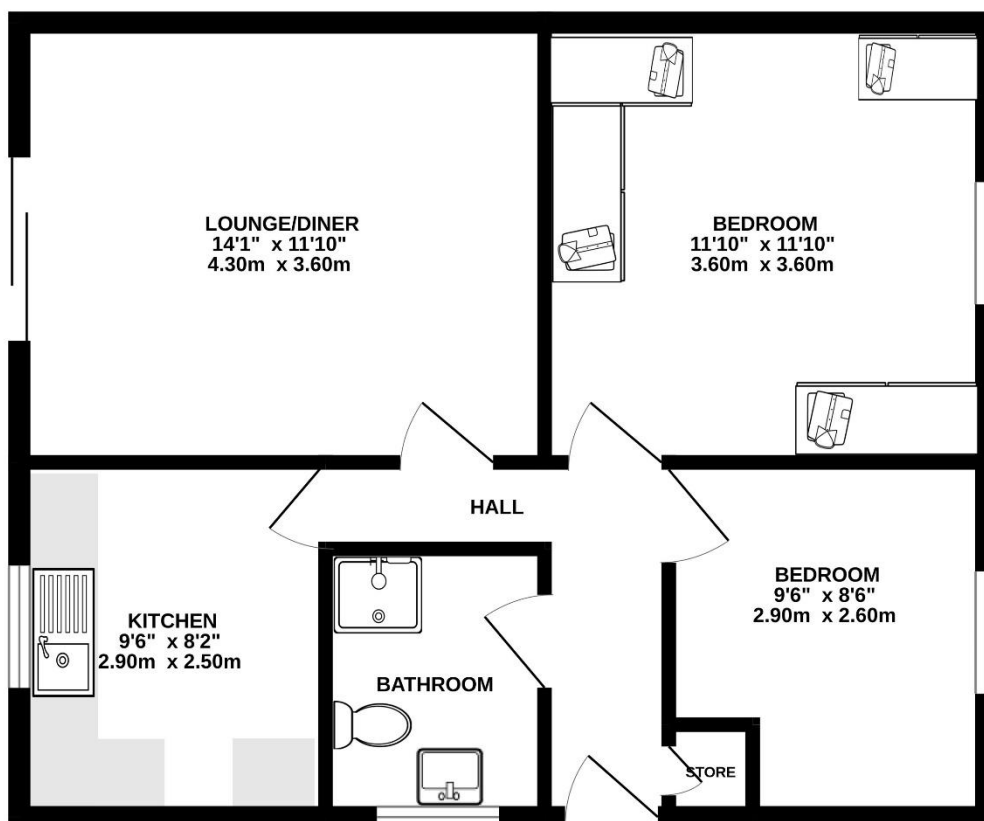
OUTSIDE: Externally the property benefits from low maintenance garden areas to three side. To one side of the property is a good sized flagged garden area enclosed by boundary fencing with garden shed and gated access to both front and rear.
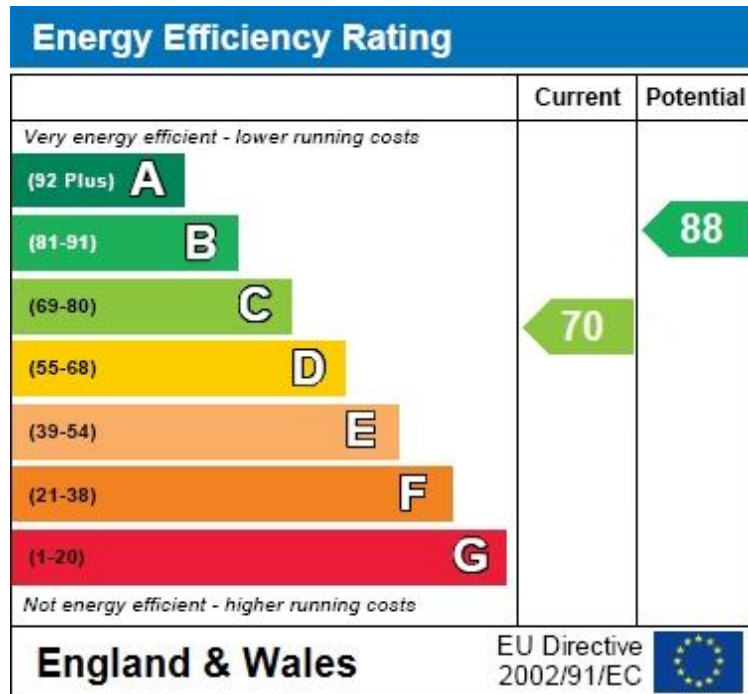
Floor Plan

GROUND FLOOR

LOUNGE/DINER
14'1" x 11'10"
4.30m x 3.60m

BEDROOM
11'10" x 11'10"
3.60m x 3.60m

HALL

KITCHEN
9'6" x 8'2"
2.90m x 2.50m

BEDROOM
9'6" x 8'6"
2.90m x 2.60m

BATHROOM

STORE

Energy Performance Certificate

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		88
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

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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.