

ALISTAIR STEVENS

CHADDERTON



Offers Over £275,000

29 Pennine Avenue, Chadderton, OL9 8PH

- Extended Dormer Bungalow
- Semi-Detached
- Three/Four Bedrooms
- Three Reception Rooms
- Modern Fitted Kitchen
- Downstairs Bathroom WC
- Good Size Lawn Garden
- Driveway Providing Off-Road Parking
- Detached Brick Built Garage
- Viewing Highly Recommended

This three/four bedroomed semi-detached, extended dormer bungalow is situated in a popular area of Chadderton close to well regarded local schools and amenities, public transport links including Freehold Metrolink and a short drive from the Northwest motorway network. The downstairs internal accommodation briefly comprises of entrance hall, lounge, dining room, morning room, bedroom four/third reception room, modern fitted kitchen, bathroom WC whilst to the first floor are three bedrooms and shower room WC. Externally, the property benefits from ample parking by way of paved driveway extending to the rear as well as a detached brick-built garage. To the rear there is a paved patio area with low boundary walls and wrought iron gate with a good-sized lawn garden beyond enclosed by boundary fencing. In order to fully appreciate the space and quality on offer, a viewing is strongly recommended.

INTERNAL ACCOMMODATION:

ENTRANCE HALL: Via UPVC double glazed door with built in storage cupboard, radiator, and meter cupboard.

DINING ROOM: 14'1" x 9'2" With radiator, carpet, UPVC double glazed window to front and side and archway to lounge.



LOUNGE: 16'9" x 11'6" With feature gas fire and surround, carpet, radiator and UPVC double glazed window to the front.



KITCHEN/MORNING ROOM: 14'5" x 9'2" Modern fitted kitchen with a range of integrated appliances including oven, steam oven, fridge, dishwasher, four ring electric hob and extractor hood above, stainless steel sink unit with mixer tap, UPVC double glazed windows to front and side and UPVC double glazed door leading to rear garden. Kitchen opens via breakfast bar into a seating area which clients use as a morning room.



BEDROOM FOUR/RECEPTION ROOM: 11'2" x 10'10" With radiator and two UPVC double glazed windows to side and rear.



BATHROOM WC: Comprising of modern suite with bath, sink, tiled walls and floor, panelled ceiling with sunken spotlights and UPVC double glazed window to the side.

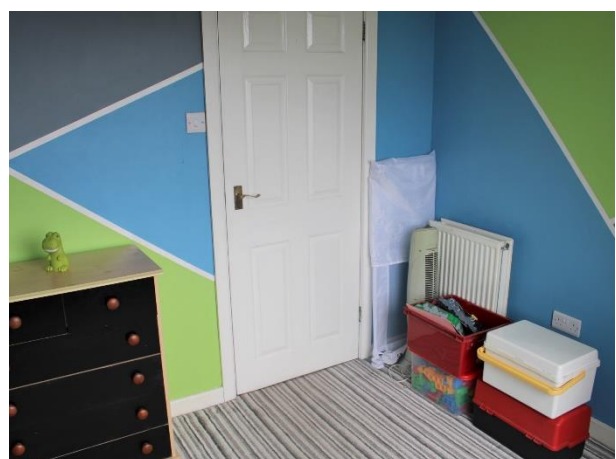


FIRST FLOOR:

BEDROOM ONE: 13'1" x 8'2" Front double bedroom with built-in wardrobes, radiator and UPVC double glazed window to the front.



BEDROOM TWO: 10'10" x 9'2" Front double bedroom with, radiator and UPVC double glazed window to the front.



BEDROOM THREE: 11'2" x 7'3" Rear bedroom with radiator, storage cupboard, and UPVC double glazed window.



SHOWER ROOM WC: Comprising of shower cubicle, sink and WC, tiled walls, extractor fan and UPVC double glazed window to the rear.

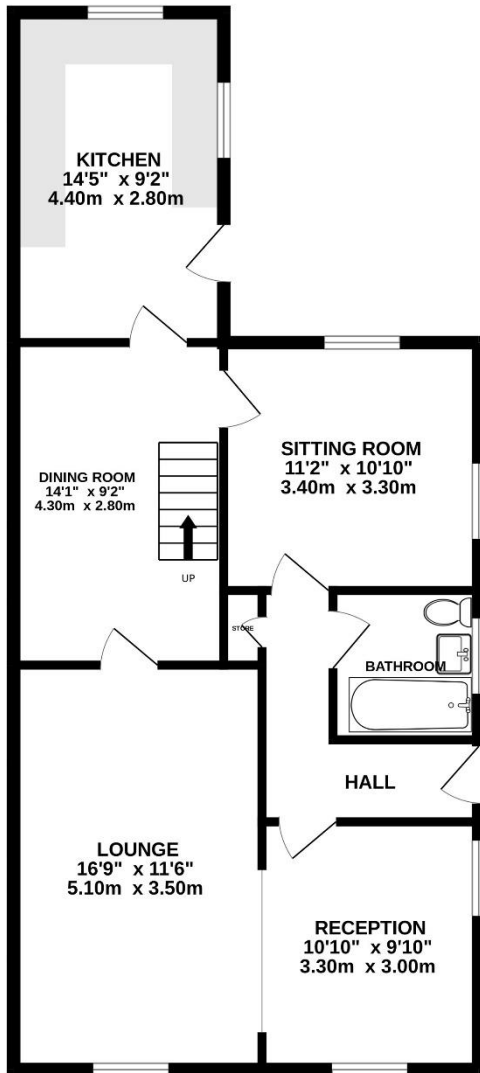


OUTSIDE: Externally, to the front of the property there are low maintenance shrubs and flower borders as well as a paved driveway providing off-road parking for two cars with driveway, extending to the rear of the property providing additional parking. To the rear of the property is a paved patio area with good size lawn garden beyond as well as a brick built detached garage with lights and power enclosed by boundary fencing and wrought iron railings.

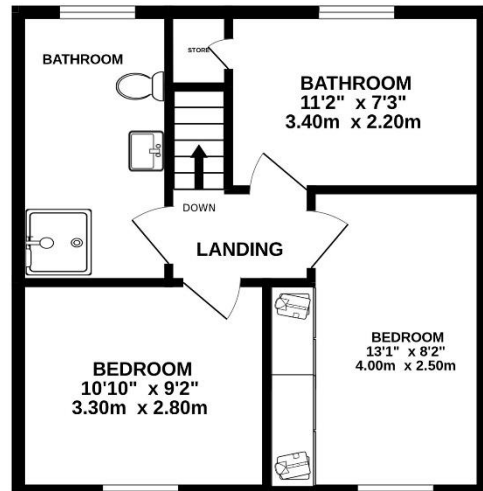


Floor Plan

GROUND FLOOR

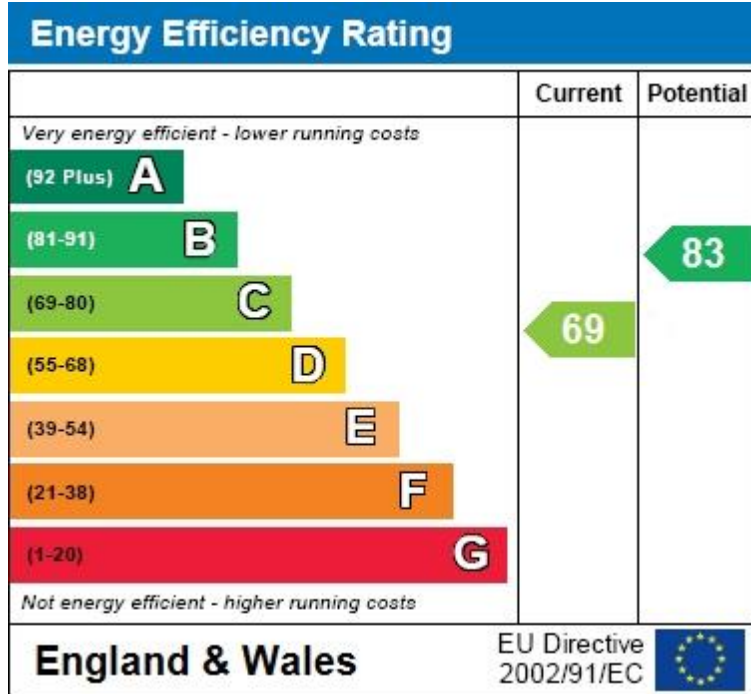


1ST FLOOR



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



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Please contact the office before viewing the property.