

# ALISTAIR STEVENS

CHADDERTON



Price £239,950

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9 Amberwood, Chadderton, OL9 9SG

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- NO CHAIN
- Semi Detached Property
- Three Bedrooms
- Lounge
- Kitchen Diner
- Conservatory
- Shower Room
- Tiered Garden with Lawn Area
- Driveway With Off-Road Parking
- Viewing Highly Recommended

**\*\*\*NO CHAIN AND THEREFORE VACANT POSSESSION\*\*\*** This well presented three bedroomed semi detached property offers excellent family living accommodation and is situated on the popular Firwood Park development 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. Internal accommodation briefly comprises of entrance porch, entrance hall, lounge, dining kitchen, conservatory, three bedrooms and shower room. Externally to the front of the property is a lawn garden area and driveway providing off-road parking, whilst to the rear of the property is a tiered garden with lawn garden and flower borders, paved patio, wooden garden shed and gated side access. The property further benefits from UPVC double glazing and gas fired central heating and viewing of the property is highly recommended.

#### INTERNAL ACCOMMODATION:

**ENTRANCE PORCH:** Via a UPVC double glazed entrance door.

**ENTRANCE HALL:** Via a UPVC double glazed door with radiator and stairs leading to the first floor.

**LOUNGE:** With feature electric fire and surround, radiator and UPVC double glazed window.



**KITCHEN DINER: KITCHEN AREA:** A range of wall and base units, integrated fridge freezer, integrated oven with four ring induction hob and extractor hood above with stainless steel splashback, stainless steel sink unit with mixer tap and UPVC double glazed window.



**DINING AREA:** With radiator, understairs storage cupboard and UPVC double glazed sliding doors leading to conservatory.



**CONSERVATORY:** A brick and UPVC construction with UPVC double glazed doors leading to the rear garden.



**LANDING:** With UPVC double glazed window and loft access hatch with loft ladders leading to a boarded loft.

**BEDROOM ONE:** Front double bedroom with fitted wardrobes, cupboard, drawers and bedside cabinets, radiator and UPVC double glazed window.



**BEDROOM TWO:** Rear double bedroom with radiator and UPVC double glazed window.



**BEDROOM THREE:** Front single bedroom with built in cupboard, radiator and UPVC double glazed window.



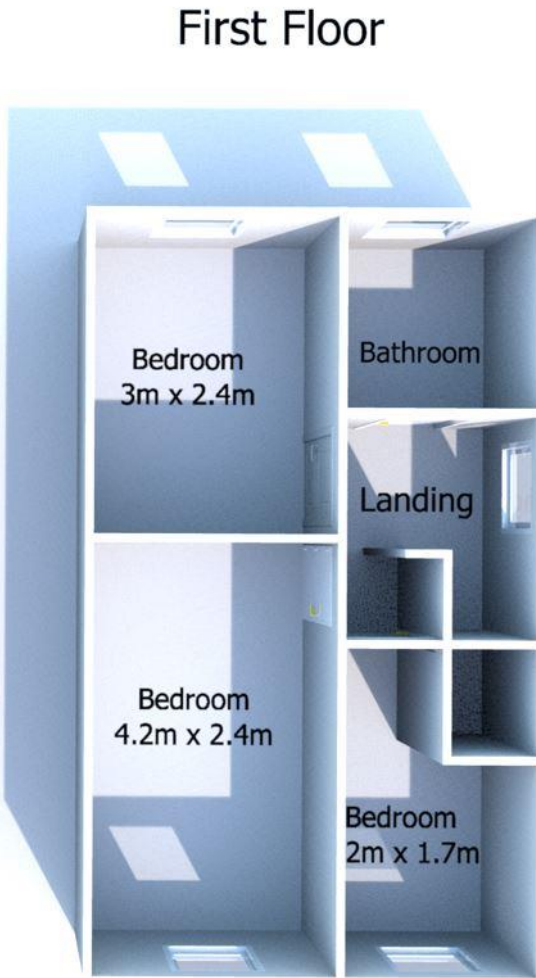
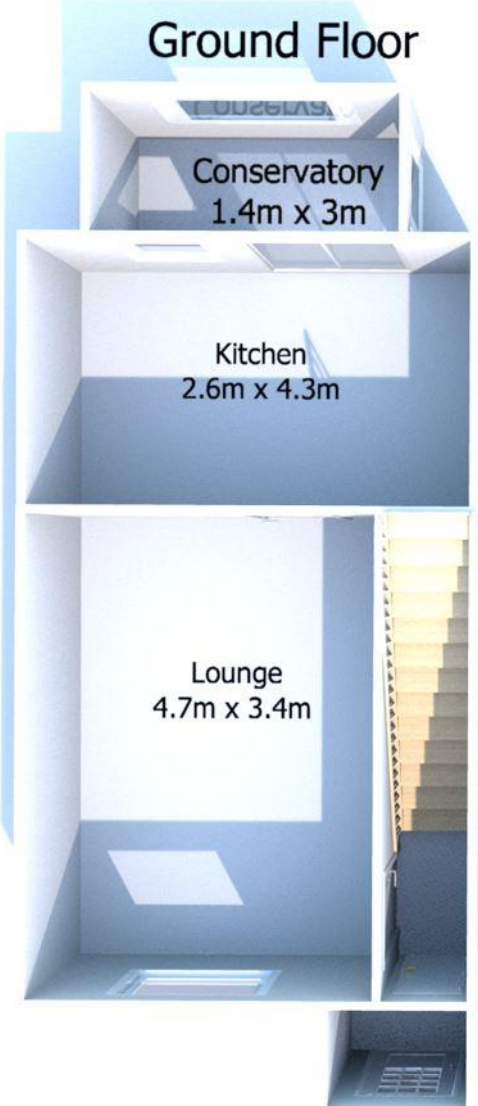
**SHOWER ROOM:** Comprising of shower, vanity sink unit and WC, towel radiator, tiled walls and UPVC double glazed window.



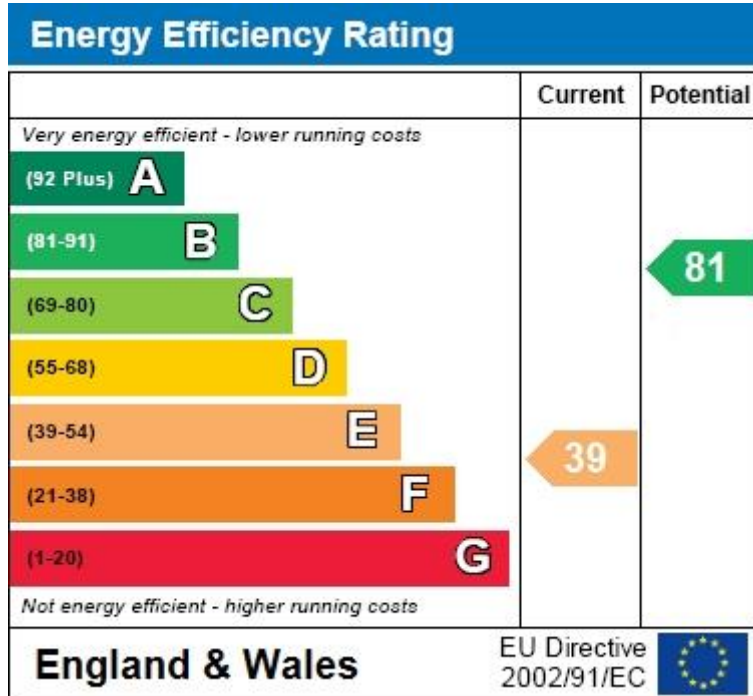
**OUTSIDE:** Externally to the front of the property is a lawn garden area and driveway providing off-road parking, whilst to the rear of the property is a tiered garden with lawn garden and flower borders, paved patio, wooden garden shed and gated side access.



# Floor Plan



# Energy Performance Certificate



Address:  
519 Middleton Road  
Chadderton  
OL9 9SH

Tel: 0161 626 0333  
Email: [sales@schadderton.com](mailto: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.

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.