

ALISTAIR STEVENS

CHADDERTON



Price £335,000

19 Sands Avenue, Oldham, OL9 0NU

- POTENTIAL TO EXTEND
- Link Detached Property
- Four Bedrooms
- Open Plan Extended Lounge
- Kitchen & Utility Room
- Conservatory
- Modern Family Shower Room
- Substantial Rear Garden
- Driveway With Off Road Parking
- Viewing Highly Recommended

Situated on a substantial plot is this extended four bedroomed link detached property which offers excellent family living accommodation and is situated in a popular residential area of North 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. Internal accommodation briefly comprises of entrance hall, downstairs WC, open plan extended lounge, dining room, kitchen, utility room and conservatory all to the ground floor, whilst to the first floor are four bedrooms and modern family shower room. Externally to the front of the property is a block paved driveway providing ample off-road parking, whilst to the rear of the property is a substantial garden area with paved patio, steps leading to a lawned garden area with flower and rockery borders, greenhouse and garden shed. The property further benefits from UPVC double glazing and gas central heating and has potential to be extended subject to all relevant planning. Viewing of the property is highly recommended.

INTERNAL ACCOMMODATION:

ENTRANCE HALL: Via a UPVC double glazed entrance door with wooden flooring, radiator and built in storage cupboard.



DOWNSTAIRS WC: Comprising of vanity sink unit and WC, UPVC ceiling with inset spotlights and UPVC double glazed window.



LOUNGE: Extended open plan lounge area with feature fire place, two radiators, two Velux windows, stairs leading to first floor and UPVC double glazed doors leading to conservatory.



DINING ROOM: With radiator and UPVC double glazed windows.



KITCHEN: Range of wall and base units, integrated double oven with four ring halogen hob and extractor hood above, integrated fridge freezer, one and a half bowl sink unit with mixer taps, plumbed for washing machine, tiled flooring, spotlights to ceiling, radiator and UPVC double glazed window.



UTILITY ROOM: Range of wall and base units, plumbed for washing machine and dryer, stainless steel sink unit, radiator, UPVC double glazed window and UPVC double glazed door leading to side elevation.

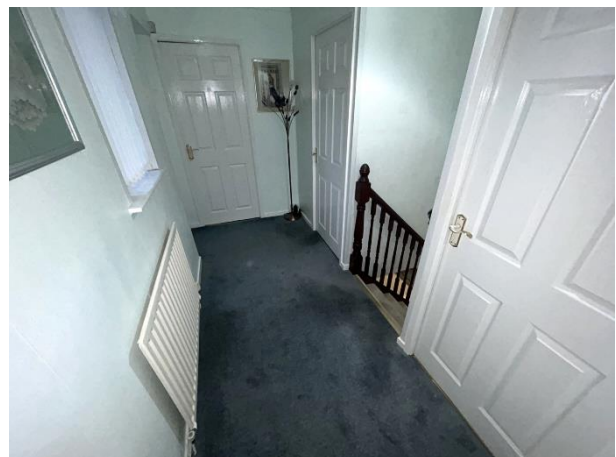


CONSERVATORY: Wooden construction with UPVC door leading to rear garden.



FIRST FLOOR:

LANDING: With radiator and UPVC double glazed window.



BEDROOM ONE: Rear double bedroom with fitted wardrobes and bedside cabinets, radiator and UPVC double glazed window.



BEDROOM TWO: Front double bedroom with built in cupboards, radiator and UPVC double glazed window.



BEDROOM THREE: Third double bedroom with laminate flooring, radiator and UPVC double glazed window.



BEDROOM FOUR: Rear single bedroom with radiator and UPVC double glazed window.



SHOWER ROOM: Modern shower room comprising of walk-in shower, vanity sink unit and WC, tiled flooring, towel radiator, under floor heating, UPVC ceiling with inset spotlights and UPVC double glazed windows.

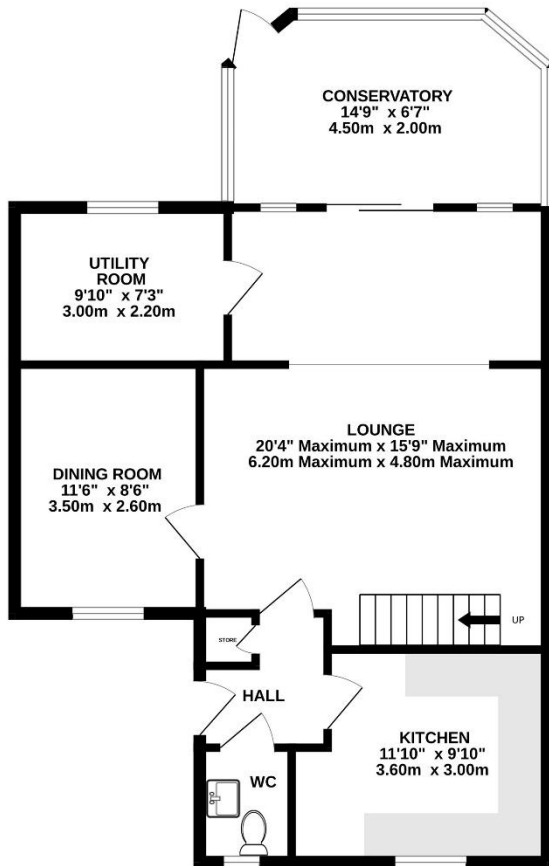


OUTSIDE: Externally to the front of the property is a block paved driveway providing ample off-road parking, whilst to the rear of the property is a substantial garden area with paved patio, steps leading to a lawned garden area with flower and rockery borders, greenhouse and garden shed.

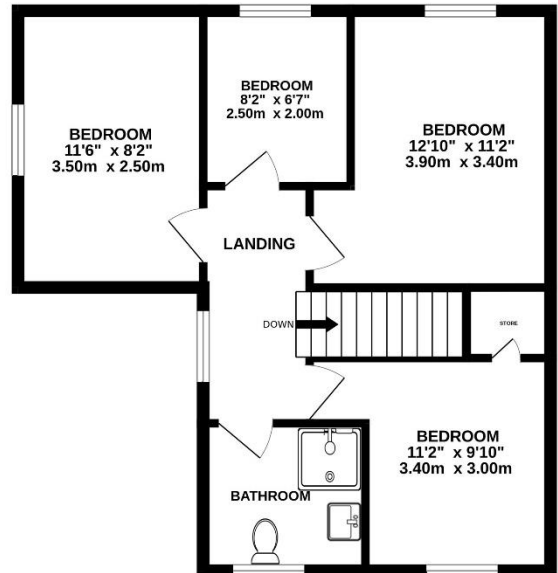


Floor plan

GROUND FLOOR



1ST FLOOR



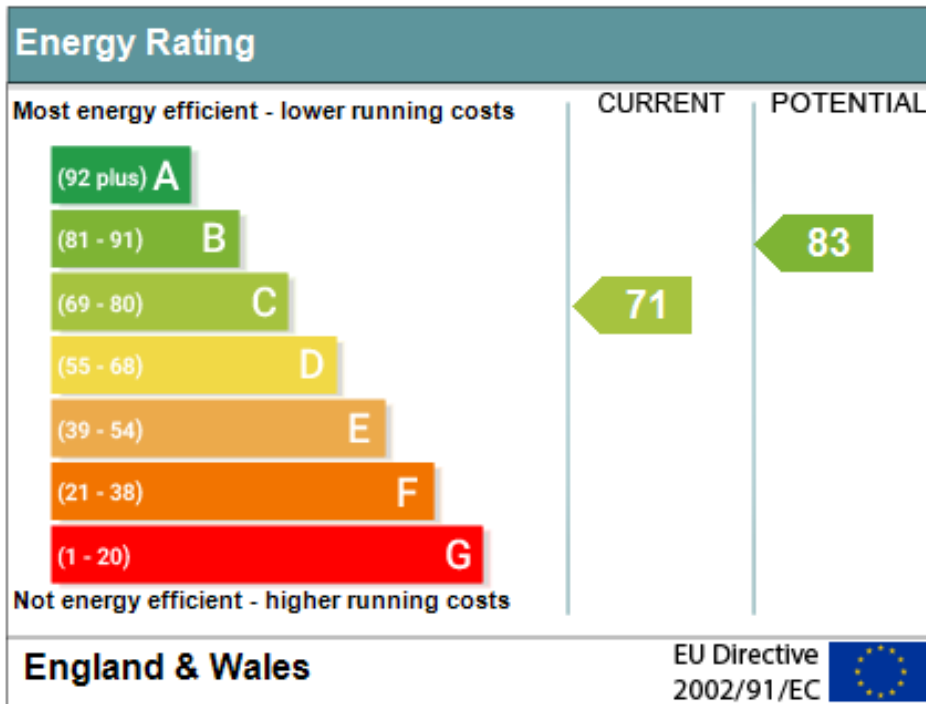
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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.