

# ALISTAIR STEVENS

## CHADDERTON



Offers Over £375,000

82 Chadderton Park Road, Chadderton, OL9 0QB

- Semi Detached Property
- Three Double Bedrooms
- Lounge
- Separate Dining Room
- Kitchen & Utility Room
- Generous Family Bathroom & Downstairs WC
- Substantial Private Rear Garden
- Driveway Providing Off Road Parking
- Popular Residential Area
- Viewing Highly Recommended

Situated on a generous plot and offering substantial family living accommodation is this three double bed roomed semi detached property situated in a popular residential area of North Chadderton within walking distance of North Chadderton school, Chadderton Park, Mills Hill train station, Cathedral Road shops, bus links and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance hall, downstairs WC, lounge, separate dining room, dining kitchen and utility room all to the ground floor, whilst to the first floor are three double bedrooms, study room and generous sized family bathroom. Externally to the front of the property is a mature garden with flower and shrub borders and driveway providing off road parking and leading to an attached garage with up and over door, power and lighting, whilst to the rear of the property is a substantial rear garden with paved pathway, decked patio, lawned garden, mature trees which provide a private garden area and gated side access. The property further benefits from UPVC double glazing and gas central heating. Viewing of the property is highly recommended.

#### INTERNAL ACCOMMODATION:

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



**DOWNSTAIRS WC/CLOAKROOM:** With sink and WC.

LOUNGE 15'6" (4.72m) x 12'7" (3.84m): Feature fireplace and surround, radiator, UPVC double glazed window to front elevation and wooden glazed doors leading to rear dining room.



DINING ROOM 13'6" (4.11m) x 12'7" (3.84m): With radiator and UPVC double glazed French doors leading to rear garden.



**KITCHEN DINER 10'0" (3.05m) x 15'0" (4.57m):** Range of wall and base units, one and a half bowl stainless steel sink unit with mixer tap, breakfast bar, space for oven, UPVC double glazed window and UPVC double glazed door leading to rear garden.



**UTILITY ROOM 4'0" (1.22m) x 7'7" (2.31m):** Plumbed for washing and dryer with access to boiler.



**FIRST FLOOR: LANDING**



**BEDROOM ONE 11'7" (3.53m) x 11'3" (3.43m):** Front double bedroom with fitted wardrobes, drawers and dressing table, radiator and UPVC double glazed window.



**BEDROOM TWO 11'1" (3.38m) x 8'3" (2.51m):** Double bedroom with fitted wardrobes, radiator and two UPVC double glazed windows.

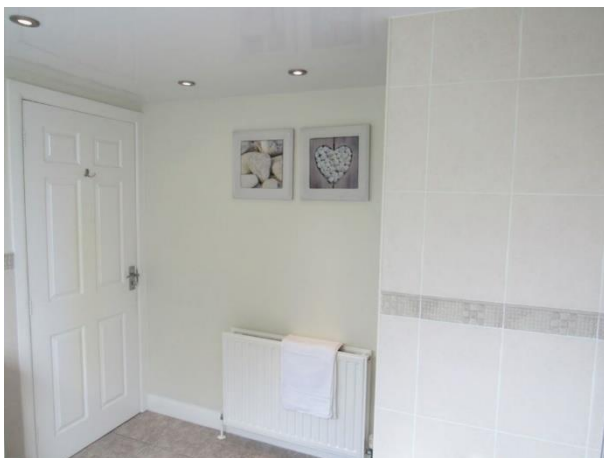


**BEDROOM THREE 8'3" (2.51m) x 11'3" (3.43m):** Rear double bedroom with radiator and UPVC double glazed window.



**STUDY 4'10" (1.47m) x 6'3" (1.91m):** With built in shelving and under eaves storage.

**FAMILY BATHROOM:** Comprising of shower cubicle, bath, vanity sink unit and WC, tiled flooring, radiator, ceiling with inset spotlights and UPVC double glazed window.

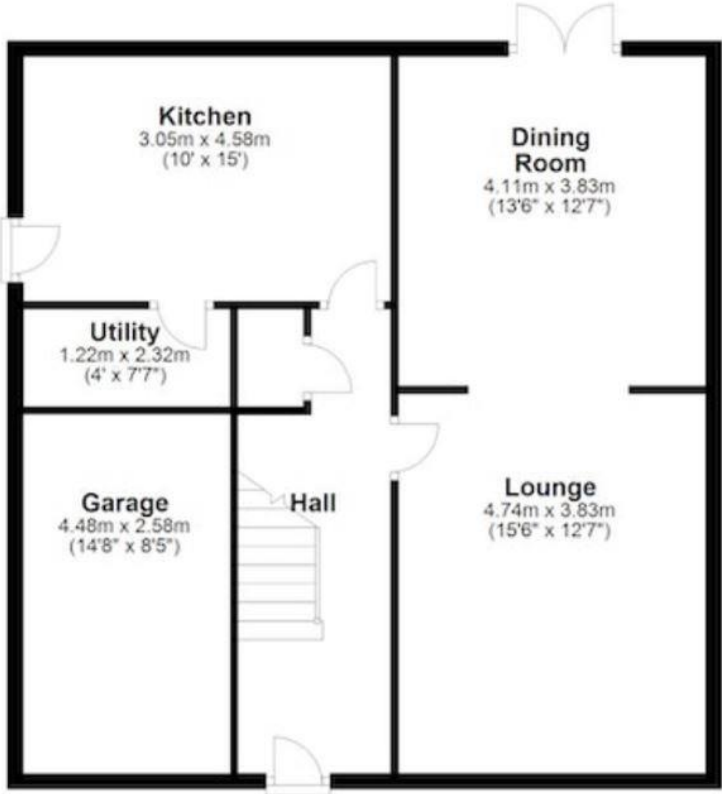


**OUTSIDE:** Externally to the front of the property is a mature garden with flower and shrub borders and driveway providing off road parking and leading to an attached garage with up and over door, power and lighting, whilst to the rear of the property is a substantial rear garden with paved pathway, decked patio, lawned garden, mature trees which provide a private garden area and gated side access.

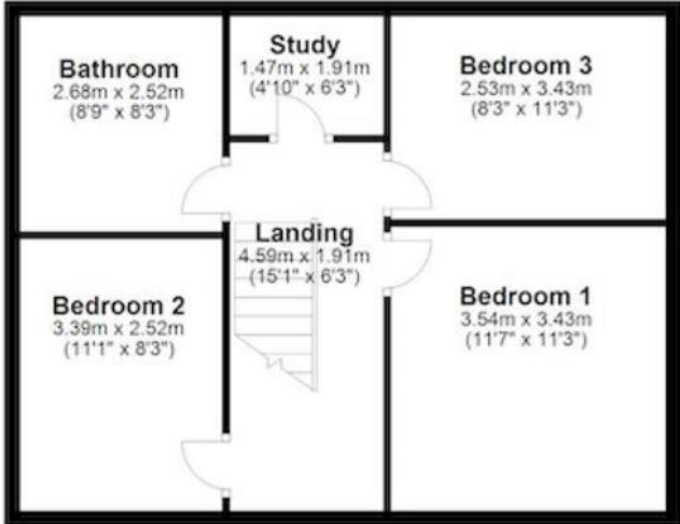


# Floorplan

Ground Floor

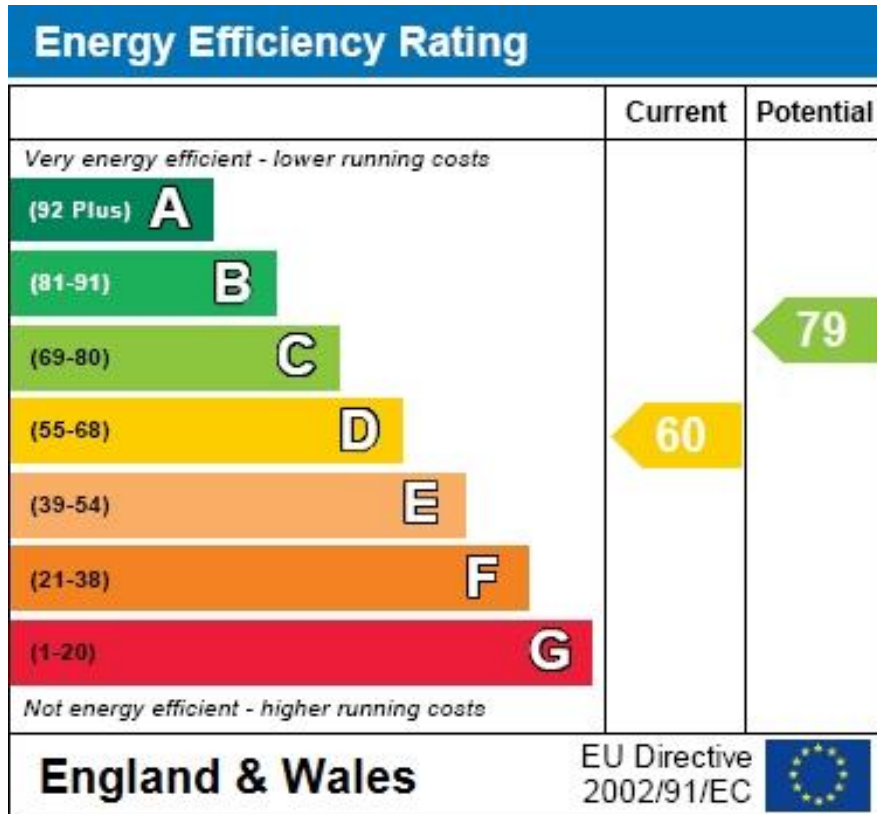


First Floor





# 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.