

# ALISTAIR STEVENS

CHADDERTON



Offers Over £600,000

2 Nordens Drive, Chadderton, OL9 0QS

- True Detached Bungalow
- Select Development
- Four Bedrooms(Master with En-suite)
- Open Plan Lounge/Dining Room
- Fitted Kitchen
- Garden Area`s To Both Front & Rear
- Driveway & Brick Built Detached Garage
- Occupying A Substantial Plot
- Excellent Family Living Accommodation
- Viewing Highly Recommended

Situated on a select development and occupying a substantial plot is this beautifully presented four bedroomed true detached Bungalow. The property offers excellent family living accommodation with generous size rooms and boasts excellent outside garden space with ample off road parking and additional detached brick built garage. Internal accommodation consists of generous size entrance hall, open plan lounge/ dining room, fitted kitchen, four bedrooms (Master with En-suite) and generous size bathroom. Externally the property offers substantial garden areas to both front and rear with driveway providing off road parking and additional detached brick-built garage. 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 composite double glazed entrance door, built in storage cupboards and radiator.



**OPEN PLAN LOUNGE/DINING ROOM:** With feature fireplace and surround, two radiators, UPVC double glazed window to front elevation and aluminium double glazed leaded window to side elevation and aluminium sliding doors leading to rear garden.



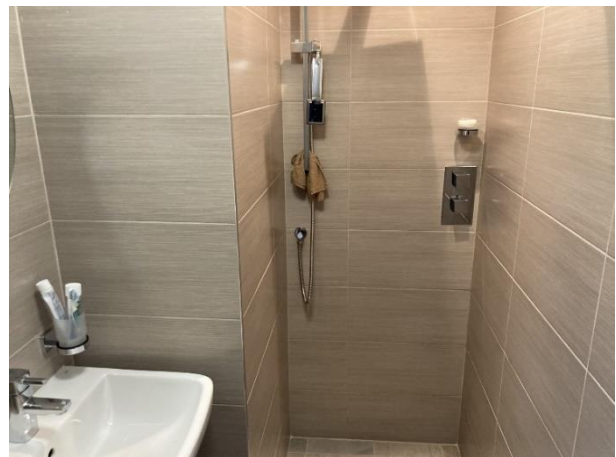
**FITTED KITCHEN:** Range of wall and base units, breakfast bar, inset oven with four ring halogen hob and extractor hood above, stainless steel sink unit with mixer tap, plumbed for washing machine and dishwasher, spotlights to ceiling, radiator, aluminium double glazed leaded window and aluminium double glazed leaded door leading to rear garden.



**BEDROOM ONE:** Double bedroom with fitted wardrobes, cupboards, dressing table, radiator and aluminium double glazed leaded window to front elevation.



**EN-SUITE:** Modern en-suite with walk in shower, sink and WC, towel radiator, fully tiled walls and floor and aluminium double glazed leaded window.



**BEDROOM TWO:** Substantial double bedroom with fitted wardrobes, drawers and bedside cabinets, radiator and aluminium double glazed leaded window.



**BEDROOM THREE:** Substantial double bedroom with fitted wardrobes, cupboards and bedside cabinets, radiator and aluminium double glazed leaded window.



**BEDROOM FOUR:** Currently being used a second sitting room with wooden flooring, radiator and aluminium double glazed window.



**BATHROOM:** Generous size bathroom with bath, sink and WC, fully tiled walls and flooring, UPVC ceiling with inset spotlights, radiator, extractor fan and wooden port hole window.

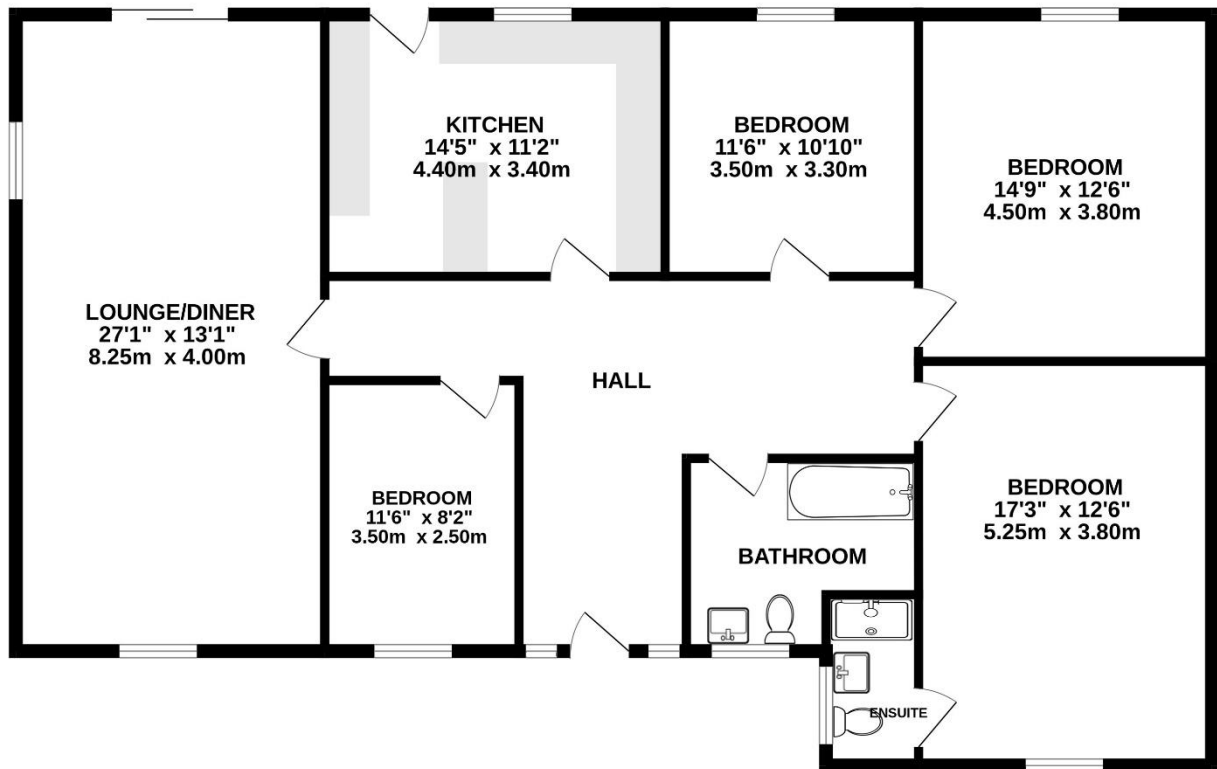


**OUTSIDE:** Externally to the front of the property is a large lawned garden area with flowers and shrubs and a long driveway providing substantial off road parking and leading to a brick built detached garage with remote electric door, whilst to the rear of the property is a tarmac and paved patio area, lawned garden with flowers and shrubs borders.



# Floor Plan

## GROUND FLOOR

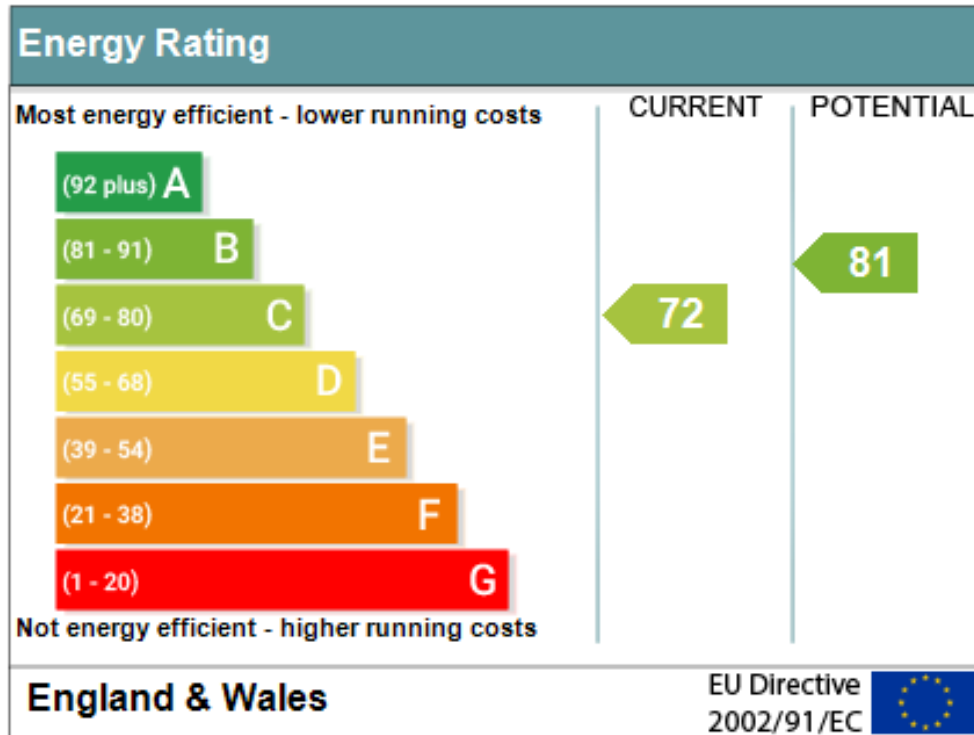


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Address: 2 Nordens Drive, Chadderton, OLDHAM, OL9 0QS

RRN: 7534-6222-9300-0467-5226



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.