

ALISTAIR STEVENS

CHADDERTON



Offers Over £450,000

6 Alligin Close, Chadderton, OL9 0LZ

- Modern Detached Property
- Four Generous Size Bedrooms
- Lounge
- Dining Room
- Kitchen & Utility Room
- Conservatory
- Beautifully Presented Rear Garden
- Driveway Providing Off Road Parking
- Gated Side Access
- Viewing Highly Recommended

This beautifully presented modern four bedroomed (master with en-suite) detached property offers excellent family living accommodation and is situated on a quiet cul de sac on the popular Swallow Fields development within easy access of excellent local schools and amenities, public transport links and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance hall, lounge, downstairs cloakroom/WC, utility room, dining room, conservatory and kitchen all to the ground floor, whilst to the first floor there are four generous size bedrooms and family bathroom. Externally to the front of the property is a small lawned garden area with driveway providing ample off road parking and leading to an integral garage, whilst to the rear of the property is a beautifully presented garden with paved and additional block paved patio area, lawn garden area, stone borders and gated side access all enclosed by boundary fencing. 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 composite entrance door with laminate flooring and stairs leading to first floor.



DOWNSTAIRS WC: Comprising of sink and WC, radiator, laminate flooring and UPVC double glazed window.



LOUNGE: Feature fireplace and surround, radiator, UPVC double glazed window and arch way leading through to the dining room.



DINING ROOM: With laminate flooring, radiator and UPVC double glazed doors leading to the conservatory



CONSERVATORY: Of brick and UPVC construction with radiator and UPVC double glazed french doors leading to the rear garden.



KITCHEN: Modern shaker style kitchen with granite style work tops, integrated oven, four ring gas hob with extract hood, stainless steel sink unit with mixer taps, breakfast bar, understairs storage cupboard, radiator, laminate flooring and two UPVC double glazed windows.



UTILITY ROOM: Range of wall and base units, plumbed for washing machine and dryer, stainless steel sink unit with mixer tap, laminate flooring, radiator and UPVC double glazed composite door.



LANDING: With built in storage cupboard and loft access hatch.



BEDROOM ONE: Front double bedroom with built in wardrobes and bedside cabinet, radiator and UPVC double glazed window.



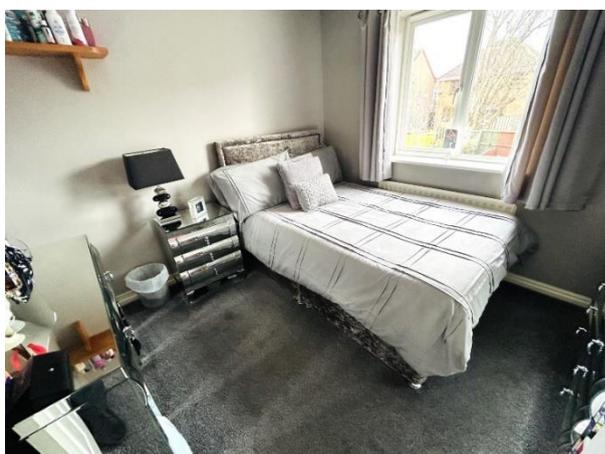
EN-SUITE: Modern en-suite comprising of shower cubicle, sink and WC, towel radiator and UPVC double glazed window.



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



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



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



BATHROOM: Modern bathroom suite comprising of bath with shower off mixer taps, sink and WC, laminate flooring, radiator and UPVC double glazed window.



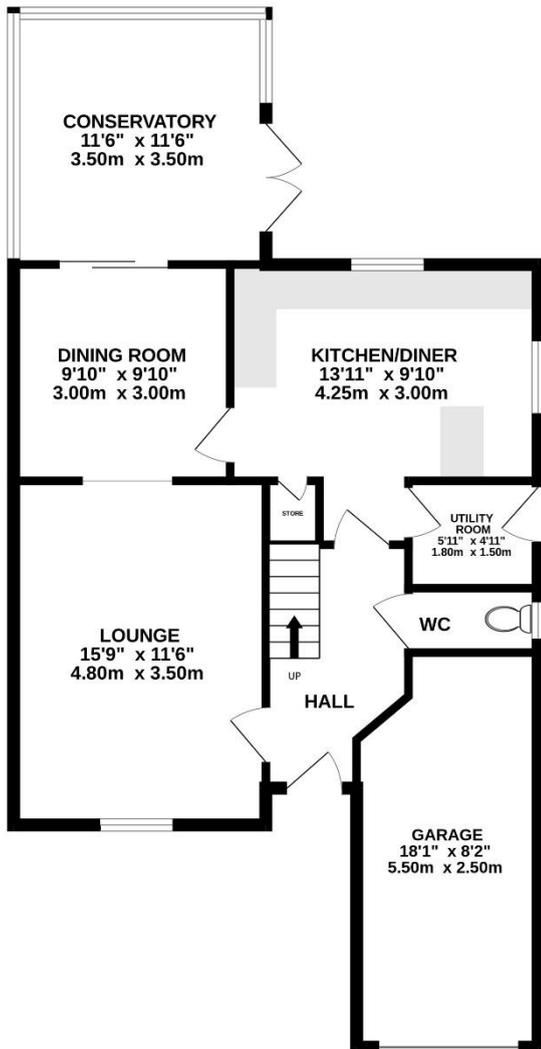
OUTSIDE: Externally to the front of the property is a small lawned garden area with driveway providing ample off road parking and leading to an integral garage, whilst to the rear of the property is a beautifully presented garden with paved and additional block paved patio area, lawn garden area, stone borders and gated side access all enclosed by boundary fencing.



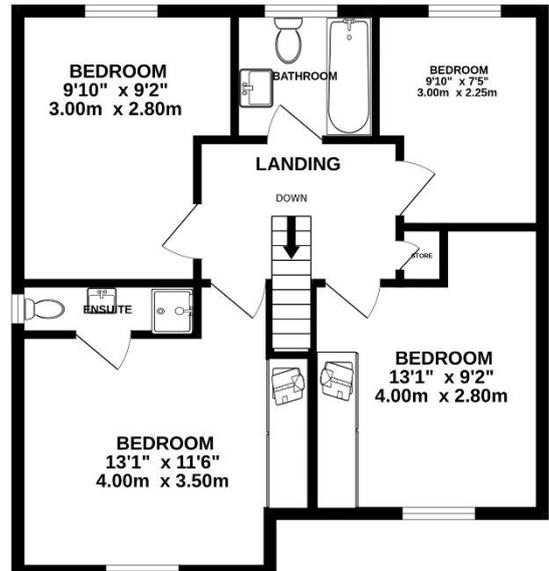


Floor Plan

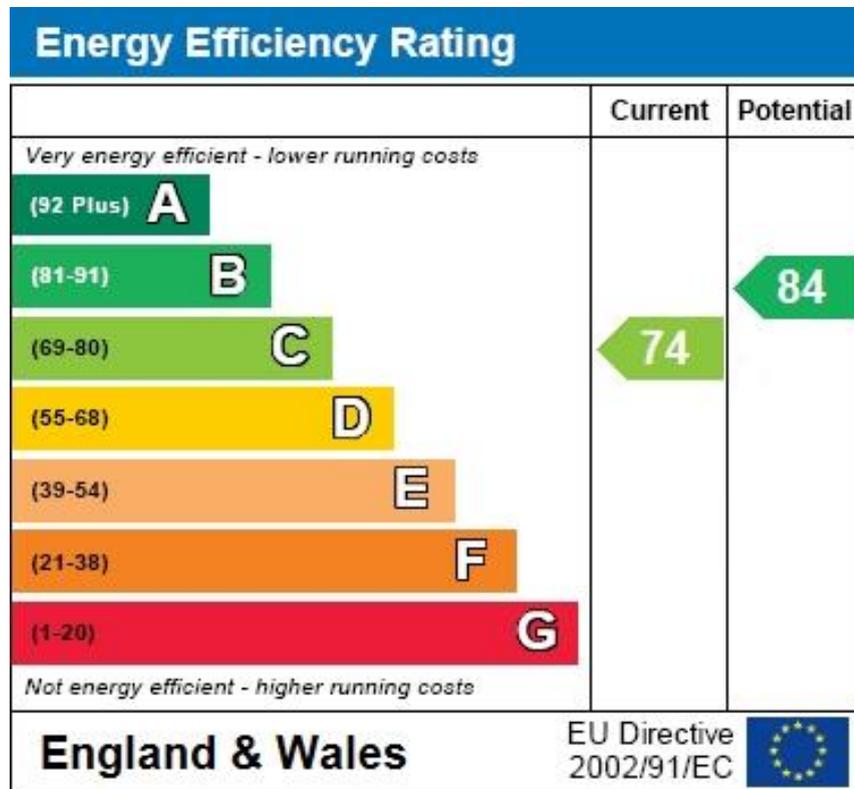
GROUND FLOOR



1ST FLOOR



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.

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.