

# ALISTAIR STEVENS

## CHADDERTON



Offers Over £360,000

10 Cathedral Road, Chadderton, OL9 0AT

- Beautifully Presented Detached Bungalow
- Three Double Bedrooms (Master With En-Suite)
- Bedroom Three With Shower Room
- Good Size Lounge
- Modern Kitchen Diner
- Generous Sized Low Maintenance Garden
- Driveway With Ample Off Road Parking
- Popular Residential Area
- Substantial Plot
- Viewing Highly Recommended



This deceptively spacious, beautifully presented three double bed roomed (Master bedroom with ensuite and bedroom three with shower room) detached property offers excellent family living accommodation and is situated in an extremely popular residential area of Chadderton within walking distance of excellent local schools and amenities, public transport links and a short drive from Chadderton park, Elk Mill retail park and the Northwest motorway network. Internal accommodation briefly comprises of entrance hall, lounge, dining kitchen, bathroom and bedroom three with shower room all to the ground floor, whilst to the first floor there are two further bedrooms (one with en-suite). Externally to the front of the property is a substantial block paved driveway providing ample off road parking, whilst to the rear of the property is a generous sized low maintenance garden with wooden garden shed and outside lighting. The property further benefits from UPVC double glazing and gas central heating. Viewing of the property is highly recommended to fully appreciate the quality and size on offer.

### **INTERNAL ACCOMMODATION**

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



**LOUNGE :** With Karndean flooring, modern multi-fuel log and coal burner, radiator and UPVC double glazed window with modern plantation shutters.



**DINING KITCHEN :** Modern range of wall and base units, one and a half bowl composite sink unit with mixer taps, radiator, integrated oven with four ring halogen hob and extractor hood above, spotlights to ceiling, integrated dish washer, plumbed for washing machine, tiled flooring and UPVC double glazed bifold doors leading to rear garden.



**BATHROOM :** Modern bathroom suite comprising of bath with overhead rain shower, sink and WC, tiled flooring, towel radiator, UPVC ceiling with inset spotlights and UPVC double glazed window.





**BEDROOM THREE** : Double bedroom with built in wardrobes and storage cupboard, radiator, spotlights to ceiling and UPVC double glazed window with plantation shutters.



**SHOWER ROOM** : Comprising of modern shower cubicle, vanity sink unit, radiator, spotlights to ceiling and UPVC double glazed window.



## **FIRST FLOOR**

**BEDROOM ONE** : Front double bedroom with fitted wardrobes, dressing table and drawers, radiator and UPVC double glazed window.



EN-SUITE : Comprising of shower cubicle, sink and WC, fully tiled walls and floor, towel radiator and extractor fan.



BEDROOM TWO : Rear double bedroom with fitted wardrobes and dressing table, under eaves storage cupboard, radiator and UPVC double glazed window.





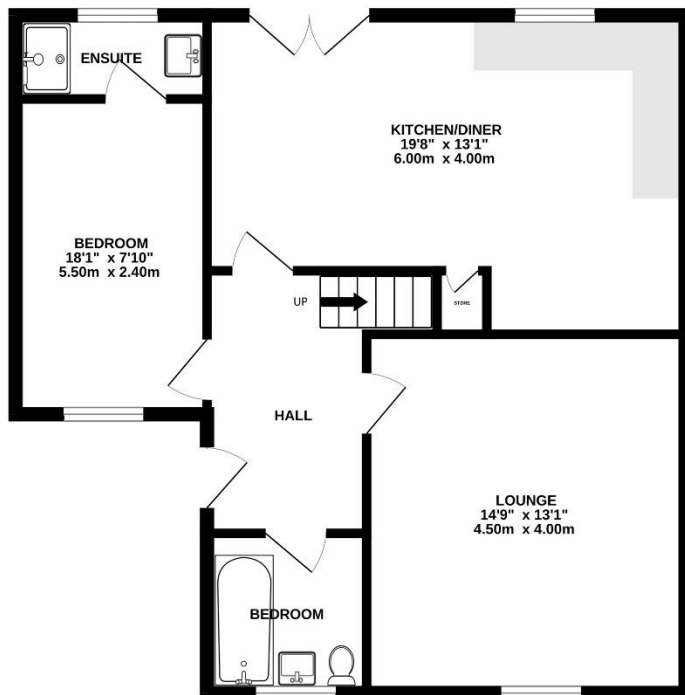
## **OUTSIDE**

Externally to the front of the property is a substantial block paved driveway providing ample off road parking, whilst to the rear of the property is a generous sized low maintenance garden with wooden garden shed and outside lighting.

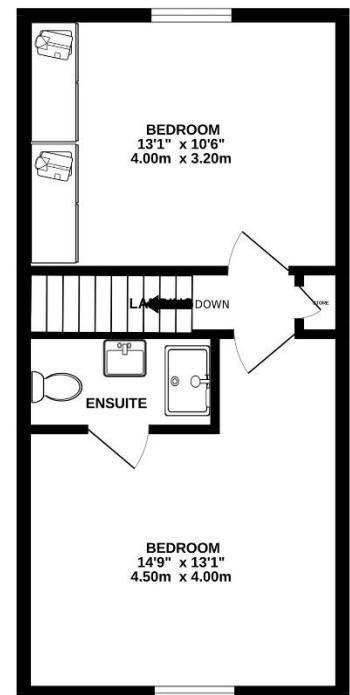


# Floor Plan

GROUND FLOOR



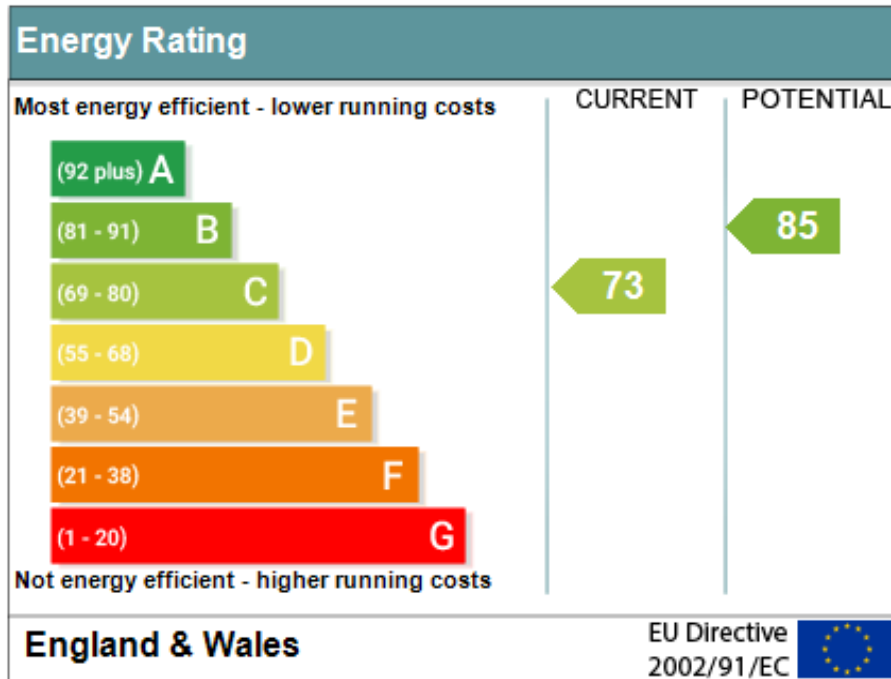
1ST FLOOR



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

Address: 10 Cathedral Road, Chadderton, OLDHAM, OL9 0AT  
RRN: 0300-2985-1340-2324-0715



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.