

ALISTAIR STEVENS

CHADDERTON



Offers Over £215,000

26 Moreton Street, Oldham, OL9 0LT

- IDEAL STARTER HOME
- Well Presented Mid Terrace Property
- Three Bedrooms
- Two Reception Room
- Kitchen
- Family Bathroom
- Paved & Astro turf Garden Area
- Gated Side Access
- Deceptively Spacious
- Viewing Highly Recommended

*****IDEAL STARTER HOME FOR FIRST TIME BUYERS***** Offering deceptively spacious living accommodation is this well presented three bedroomed mid terrace property which is situated in a popular residential area of 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 porch, lounge, dining room and kitchen all to the ground floor, whilst to the first floor there are two double bedrooms and family bathroom with a third bedroom on the second floor. Externally to the rear of the property is a rear yard with block paved patio, astro turf lawned area and gated rear access. The property further benefits from UPVC double glazing and gas central heating. Viewing of the property is highly recommended.

INTERNAL ACCOMMODATION

ENTRANCE PORCH : Via a composite double glazed entrance door with laminate floor.

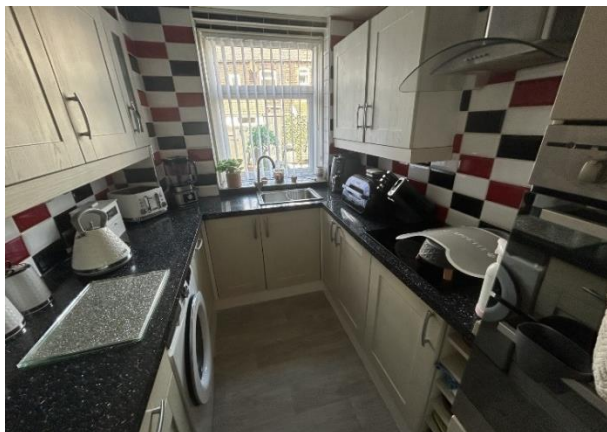
LOUNGE : With laminate flooring, feature wall mounted electric fire, radiator and UPVC double glazed window.



DINING ROOM : With laminate flooring, radiator, understairs storage cupboard and UPVC double glazed French doors leading to the rear garden.

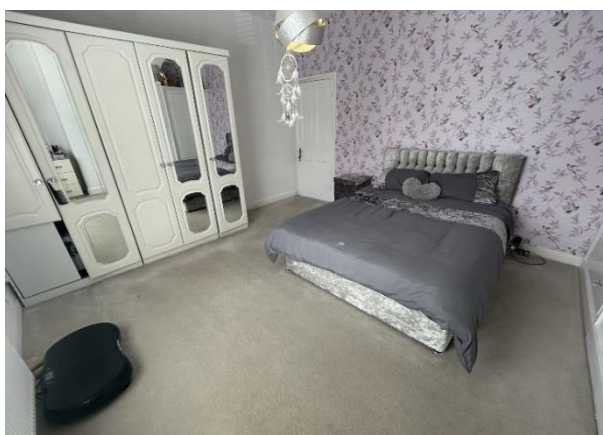


KITCHEN : Fitted with a range of wall and base units, integrated fridge freezer, integrated double oven with four ring halogen hob with extractor hood above, stainless steel sink unit with mixer tap, UPVC ceiling with inset spotlights and UPVC double glazed window.



FIRST FLOOR

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



BEDROOM TWO : Rear double bedroom with built in cupboards, laminate flooring, spotlights to ceiling, radiator and UPVC double glazed window.



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



SECOND FLOOR

BEDROOM THREE : With two radiators, under eaves storage cupboard, spotlights to ceiling and UPVC double glazed window.



OUTSIDE

Externally to the rear of the property is a rear yard with block paved patio, astro turf lawned area and gated rear access.



Floor Plan



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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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.