

ALISTAIR STEVENS

CHADDERTON



Price £130,000

Andrew Street, Chadderton, OL9 0JN

- NO CHAIN
- IDEAL FOR FTB/INVESTORS
- End Terrace Property
- Two Bedrooms
- Kitchen Diner
- Rear Utility Room
- Family Bathroom
- Enclosed Rear Yard
- Realistically Priced
- Viewing Highly Recommended

*****NO CHAIN AND THEREFORE VACANT POSSESSION ON COMPLETION - IDEAL FOR FIRST TIME BUYERS AND PROPERTY INVESTORS***** This realistically priced two bedroomed end terrace property is situated in a popular residential area of Chadderton within walking distance of Chadderton town centre and all its amenities, public transport links and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance porch, lounge, kitchen diner, rear utility room, two double bedrooms and bathroom. Externally to the rear of the property is an enclosed rear yard with brick-built outhouse 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 wooden glazed entrance door.

LOUNGE: With feature gas fire and surround, radiator and UPVC double glazed window to front elevation.



KITCHEN DINER: Range of wall and base units, space for oven, stainless steel sink unit, radiator, under stairs storage cupboard, UPVC double glazed window and door leading to rear utility.



UTILITY ROOM: With UPVC double glazed window and door leading to rear yard.



BEDROOM ONE: Front double bedroom with fitted wardrobes and cupboards, radiator and UPVC double glazed window.



BEDROOM TWO: Rear double bedroom with fitted wardrobes and cupboards, radiator and UPVC double glazed window.



BATHROOM: Comprising of bath with overhead shower, sink and WC, radiator and UPVC double glazed window.

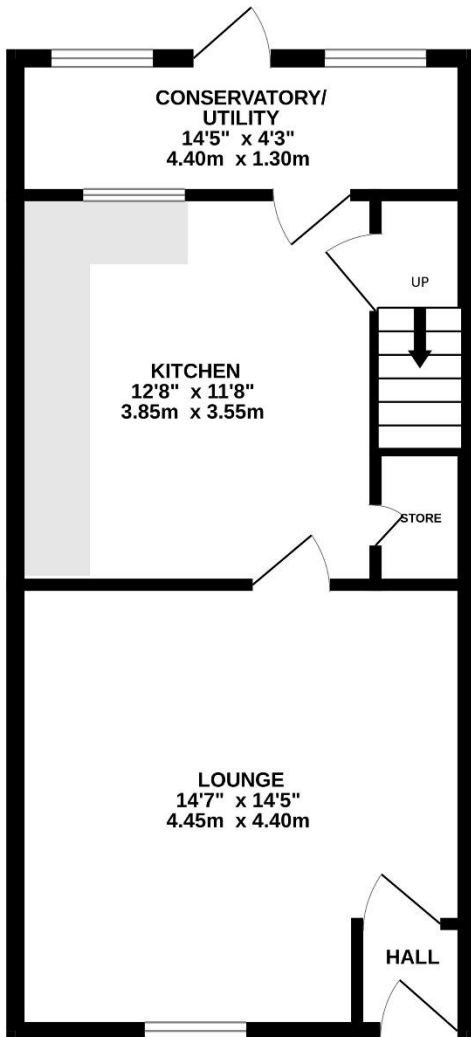


OUTSIDE: Externally to the rear of the property is an enclosed rear yard with brick-built outhouse and gated rear access.

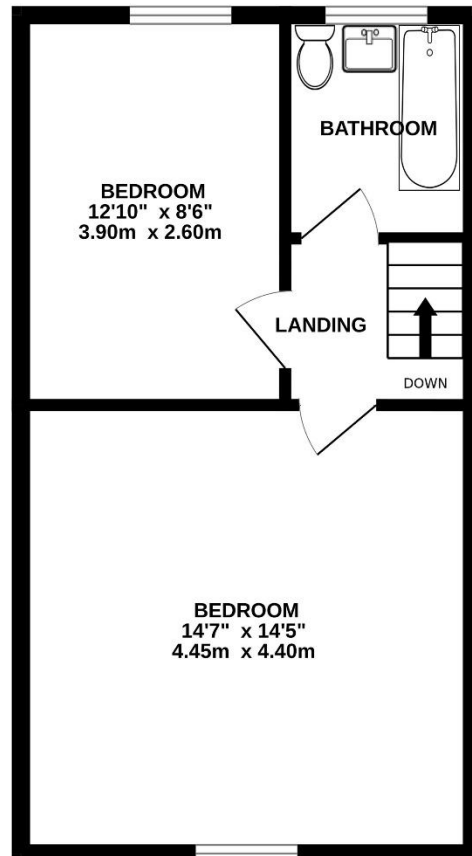


Floor Plan

GROUND FLOOR
459 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.

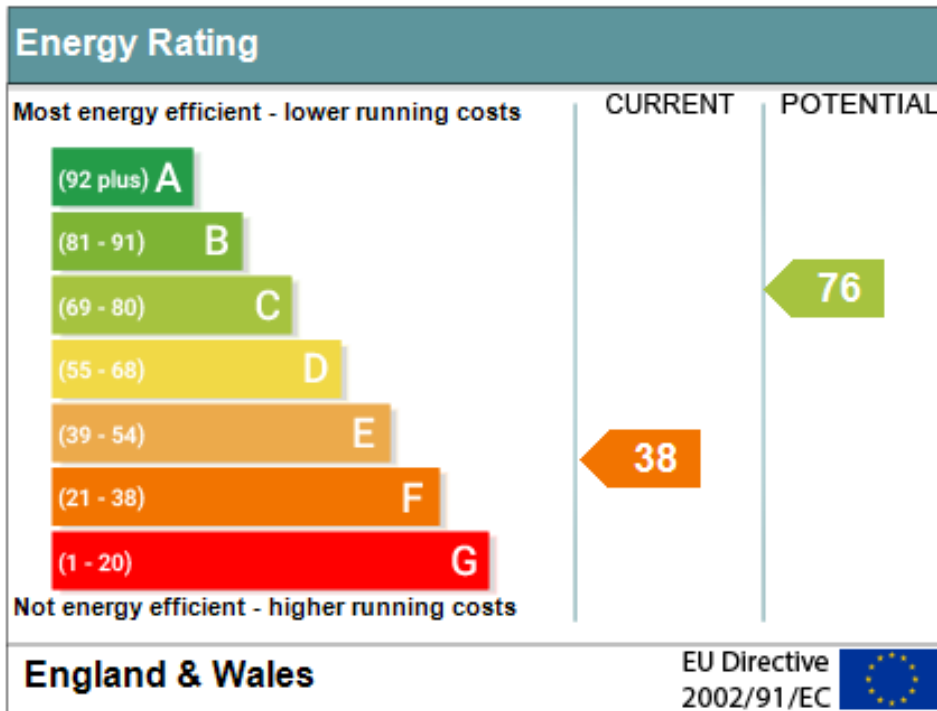


TOTAL FLOOR AREA : 855 sq.ft. (79.4 sq.m.) approx.

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

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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.