

ALISTAIR STEVENS

CHADDERTON



Offers In The Region Of £349,950

4 Aspenwood Drive, Chadderton, OL9 9UP

- Beautifully Presented Detached Property
- Three Generous Bedrooms
- Dining Room
- Large Open Plan Lounge
- Modern Fitted Kitchen
- Landscaped Private Enclosed Garden
- Driveway Providing Off Road Parking
- Detached Brick Built Garage
- Cul De Sac Location
- Viewing Highly Recommended

This attractive, beautifully presented three bedroomed detached property has living accommodation that comprises briefly of entrance area, dining room, ground floor WC, large open plan lounge, modern fitted kitchen, three generous bedrooms and contemporary bathroom WC with shower. The property is situated in a cul de sac location on the popular Firwood Park development within easy access of excellent local schools and amenities, public transport links and a short distance from Chadderton centre as well as the Northwest motorway network. Externally to the rear of the property there is a landscaped private enclosed South facing garden with sunny aspect, whilst to the front of the property is a further garden area with driveway providing off road parking and leading to a detached brick-built garage. This fine home benefits further from the installation of gas fired central heating and double-glazed windows. Viewing of the property is highly recommended.

INTERNAL ACCOMODATION:

ENTRANCE: Via a double-glazed front door opening into the entrance area which opens into the dining room.

DINING ROOM: With radiator, coving, Amtico flooring, dado rail, stairs leading to the first floor and UPVC double glazed window to front.



DOWNSTAIRS WC: Comprising of two-piece suite with Villeroy and Boch products, vanity sink and WC, splashback tiling, radiator and UPVC double glazed window.



OPEN PLAN LOUNGE: Spacious reception room with two radiators, coving, UPVC double glazed window and UPVC double glazed patio doors to the rear.



MODERN FITTED KITCHEN: Fitted with an extensive range of modern built in kitchen units and granite work surfaces with integral Neff double oven, five ring hob with extractor hood, washing machine, fridge and freezer, sink unit with mixer taps, plinth heater, Amtico flooring, understairs storage cupboard, UPVC double glazed window to the side and UPVC double glazed door to the rear.



FIRST FLOOR

LANDING: With coving, radiator and UPVC double glazed window to the rear.



BEDROOM ONE: Rear double bedroom with an extensive range of built in wardrobes and bedroom furniture, coving, sunken spotlights and UPVC double glazed window to the rear.



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



BEDROOM THREE: With radiator, coving and UPVC double glazed window.



BATHROOM: Comprising of modern three piece suite, Villeroy and Boch products, chrome taps and fittings, wall mounted shower with bath screen, Villeroy and Boch tiled walls, heated chrome towel rail, sunken spotlights, extractor fan, underfloor heating and UPVC double glazed window to the side.



OUTSIDE

Externally to the rear of the property is a private enclosed South facing garden area with sunny aspect, flat patio, lawn, shrubs and flower boards and brick built garage which is all enclosed by boundary fencing, whilst to the front and side of the property is a smaller garden area with paths and driveway leading to the detached garage which provides additional off road parking facilities.



Floor Plan

Approx Gross Internal Area
82 sq m / 886 sq ft



Ground Floor
Approx 43 sq m / 459 sq ft

First Floor
Approx 40 sq m / 427 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	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.

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Please contact the office before viewing the property.