

# ALISTAIR STEVENS

## CHADDERTON



Offers In Excess Of £425,000

76 Chadderton Park Road, Chadderton, OL9 0QB

- Detached Accrington Brick Property
- Three Double Bedrooms (Two With En-Suite)
- Open Plan Lounge/Dining Room
- Open Plan Kitchen/Diner/Sitting Room
- Utility Room
- Downstairs WC & Contemporary Bathroom
- Driveway Providing Off-Road Parking
- Lawn & Paved Garden Area`s
- Most Popular Locations
- Viewing Highly Recommended

This superbly appointed spacious extended period detached Accrington brick property has living accommodation that comprises briefly of entrance hall, downstairs WC, lounge, dining/sitting room, open plan fitted kitchen/diner/ sitting room, utility room, three generous bedrooms (Master with en-suite) and contemporary bathroom. The property is situated in one of the areas most popular locations on Chadderton park road within easy access of excellent local schools and amenities, public transport links and a short drive from Chadderton centre as well as the Northwest motorway network. Outside there are garden areas to the front and rear with driveway and hard standing leading to an attached spacious garage. This fine home benefits further from the installation of gas fired central heating and double-glazed widows. To fully appreciate the space and quality on offer an internal inspection is highly recommended.

#### INTERNAL ACCOMMODATION:

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



**DOWNSTAIRS WC:** With two-piece suite.



**OPEN PLAN LOUNGE/DINING ROOM 13'1" (3.99m) x 13'1" (3.99m): LOUNGE:** With solid fuel burner and surround, picture rail, coving, radiator, UPVC double glazed window to the side, UPVC double glazed bay window to the front and opening leading to the dining/sitting room.



**DINING/SITTING ROOM 13'1" (3.99m) x 11'6" (3.51m):** With feature central heating radiator, recessed shelved area, coving wall lights and UPVC double glazed door opening through to the rear.



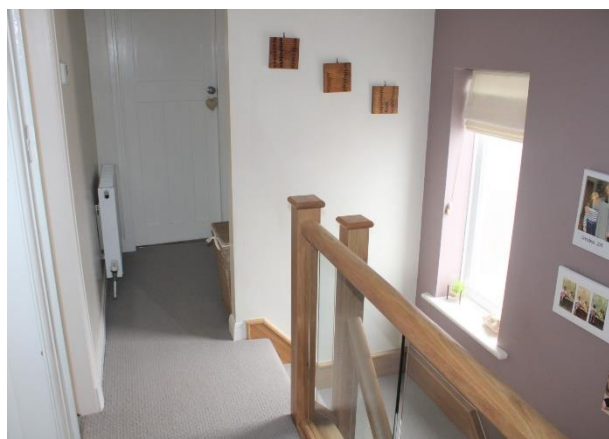
**KITCHEN/DINER/SITTING ROOM (13'1" X 13'1") 24'7" (7.49m) x 9'10" (3m):** Fitted with a range of modern built in kitchen units with granite work surfaces and breakfast bar, splashback, integral double oven, hob, microwave, extractor hood, dishwasher, fridge and freezer, sink unit with mixer taps, sunken spotlights, understairs storage cupboard, underfloor heating, feature roof light, four UPVC double glazed windows, bifold doors leading to the rear and opening to the utility room.



**UTILITY ROOM 13'1" (3.99m) x 9'10" (3m):** With storage cupboards, work surfaces, stainless steel sink unit with mixer tap, sunken spotlights, plumbed for washing machine, UPVC double glazed window to the rear and entrance to the garage.



## FIRST FLOOR: LANDING



**BEDROOM ONE 18'1" (5.51m) x 9'10" (3m):** Rear double bedroom with built in wardrobes, radiator, UPVC double glazed window to the side and UPVC double glazed patio doors to the side with excellent open views.



EN-SUITE: Comprising of two-piece suite, shower cubicle with wall mounted shower, airing/ storage cupboard, laminate splashback, sunken spotlights, extractor fan and UPVC double glazed window to the front.



BEDROOM TWO 12'6" (3.81m) x 11'10" (3.61m): Rear double bedroom with built in wardrobes and bedroom furniture, radiator and UPVC double glazed window to the rear.



EN-SUITE: En-suite within the fitted wardrobes with sink and WC and shower cubicle with wall mounted shower.



**BEDROOM THREE 12'6" (3.81m) x 11'2" (3.4m):** Front double bedroom with built in wardrobes, radiator and UPVC double glazed window to the front.



**BATHROOM:** Comprising of modern three-piece suite including vanity sink and unit, wall mounted shower, splashback tiling, sunken spotlighting, extractor fan and UPVC double glazed window to the front.

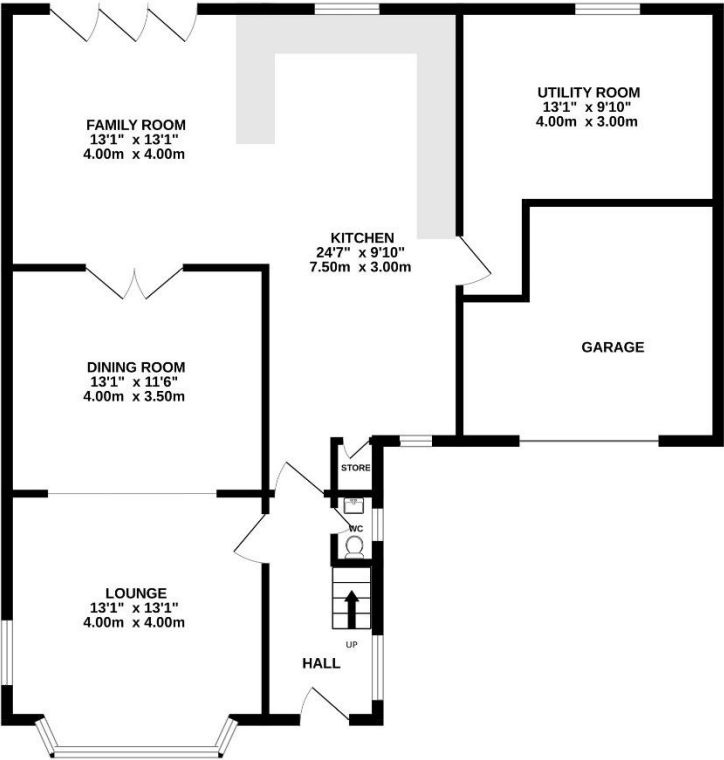


**OUTSIDE:** Externally to the front of the property there is an elevated garden area with shrubs, flower borders, boundary walls, hedge rows with a spacious driveway leading to an attached garage with light and power supply, whilst to the rear of the property there is an enclosed spacious lawn and patio garden area with shrub and flower borders and higher-level decked area.

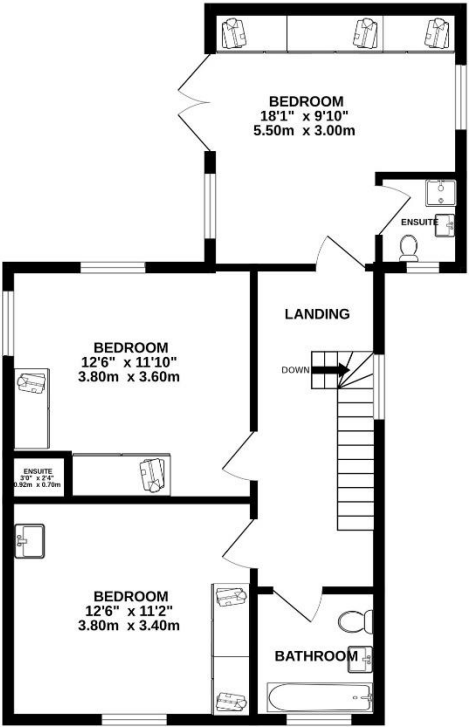


# Floor Plan

GROUND FLOOR

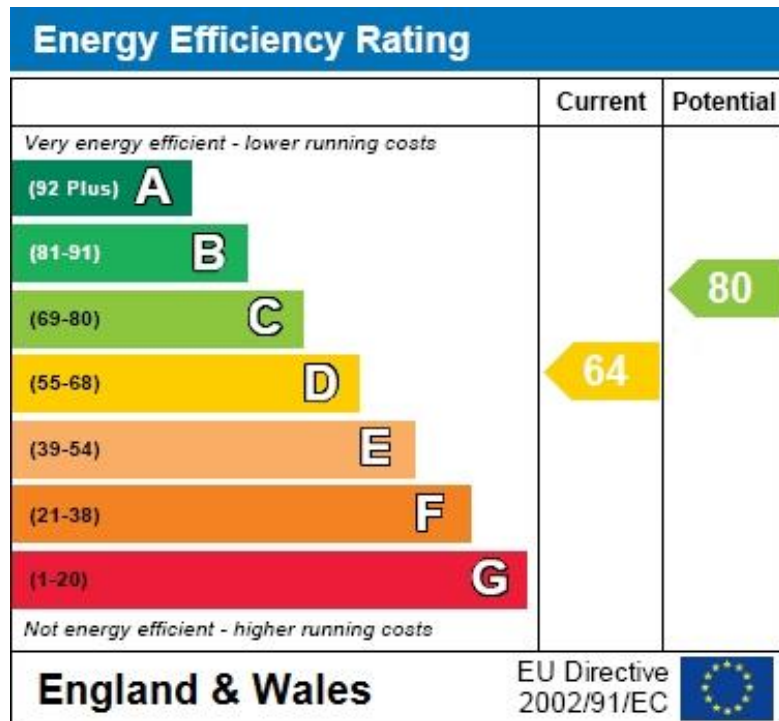


1ST FLOOR



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:  
519 Middleton Road  
Chadderton  
OL9 9SH

Tel: 0161 626 0333  
Email: [sales@aschadderton.com](mailto:sales@aschadderton.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.