

ALISTAIR STEVENS

CHADDERTON



Offers Over £250,000

878 Middleton Road, Chadderton, OL9 9SB

- Attractive Period End Terrace Property
- Three Generous Bedrooms
- Two Sitting Rooms
- Dining Room
- Extended Kitchen
- Family Bathroom
- Garden Areas To Three Sides
- Detached Concrete Garage
- Popular & Convenient Residential Area
- Viewing Highly Recommended

This extremely spacious, attractive period property is situated in a popular and convenient residential area with easy access to excellent local schools and amenities, public transport links and a short drive from the Northwest motorway network. Comprises briefly of entrance hall, two sitting rooms, dining room and extended kitchen area all to the ground floor, whilst to the first floor there are three generous bedrooms and bathroom. Externally there are three garden areas to three sides with a single garage at the rear and a further garden area beyond the garage. This fine home benefits further from the installation of gas fired central heating , UPVC double glazed windows and retains many original features. Viewing of the property is highly recommended.

INTERNAL ACCOMMODATION:

ENTRANCE HALL: Via UPVC double glazed entrance door with built in metre cupboards, coving, stairs leading to the first floor and UPVC double glazed window to the side.



LOUNGE 14'9" (4.5m) x 12'6" (3.81m): With feature fire and surround, radiator, picture rail, coving and UPVC double glazed bay window.



SECOND SITTING ROOM 14'9" (4.5m) x 13'1" (3.99m): With understairs storage cupboard, fire surround, picture rail, coving and UPVC double glazed window to the side.



DINING ROOM 14'9" (4.5m) x 9'10" (3m): With radiator, UPVC double glazed window to the side and opening leading through to the kitchen.

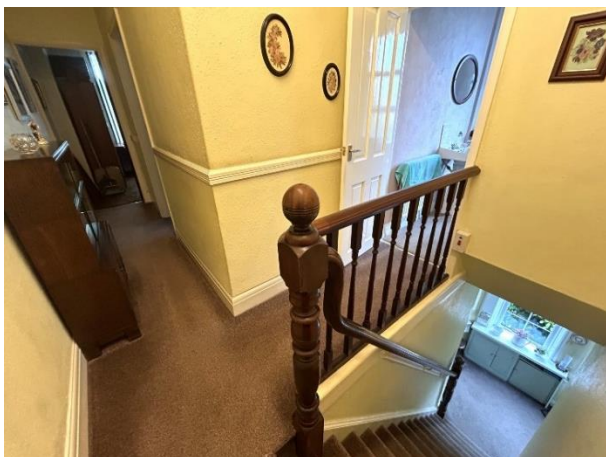


KITCHEN 11'10" (3.61m) x 9'10" (3m): Range of wall and base units, work surfaces, integral double oven, hob and extractor hood, stainless steel sink unit, splashback tiling, UPVC double glazed window to the rear and UPVC double glazed patio doors leading to the rear garden.



FIRST FLOOR:

LANDING: With dado rail.



BEDROOM ONE 14'9" (4.5m) x 12'6" (3.81m): Front double bedroom with built in wardrobes, radiator and UPVC double glazed window.



BEDROOM TWO 14'9" (4.5m) x 9'2" (2.79m): Rear double bedroom with radiator and UPVC double glazed window.



BEDROOM THREE 11'6" (3.51m) x 9'10" (3m): Generous third bedroom with radiator and UPVC double glazed window.

BATHROOM: Comprising of three piece suite, bath with wall mounted electric shower, splashback tiling, storage cupboard, radiator and UPVC double glazed window to the side.

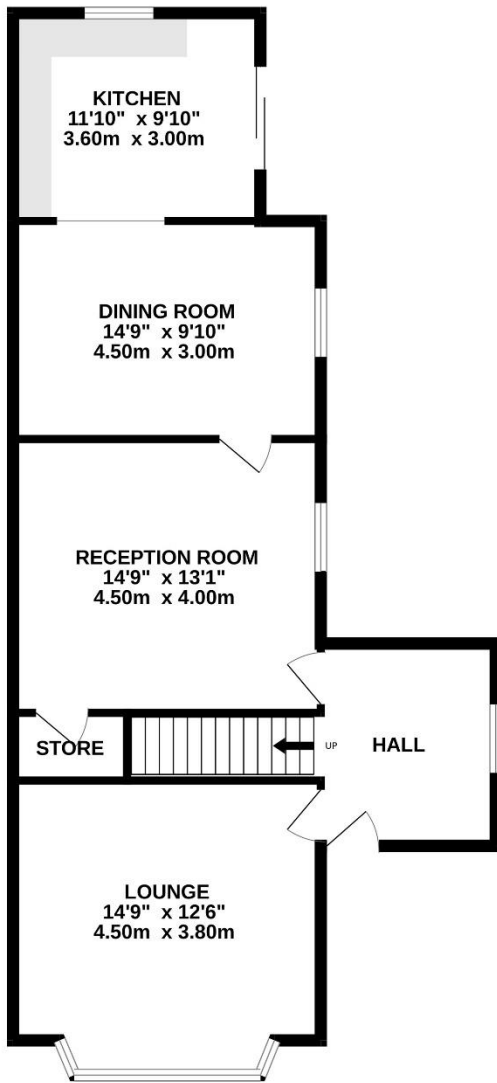


OUTSIDE: Spacious garden areas to three sides. Externally to the front and side there is a lawned area with retaining walls, shrubs, flowers, and boundary fencing, whilst to the rear is a patio area with detached concrete section garage with boundary fencing and a further garden area beyond.

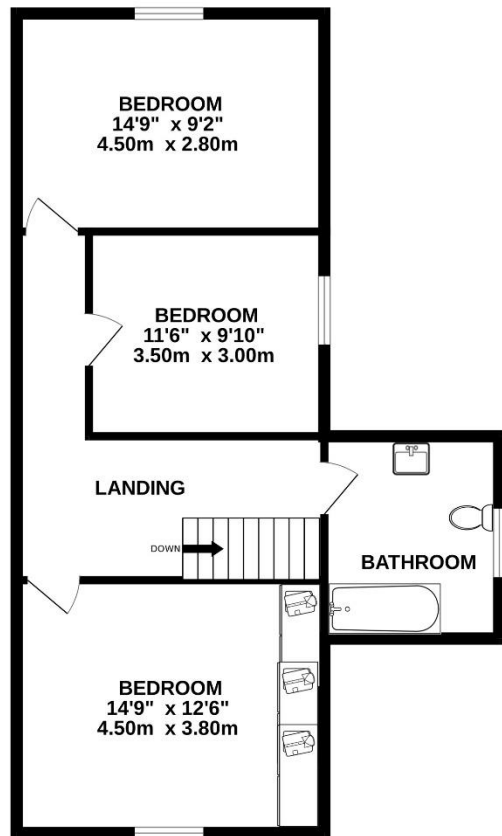


Floor Plan

GROUND FLOOR

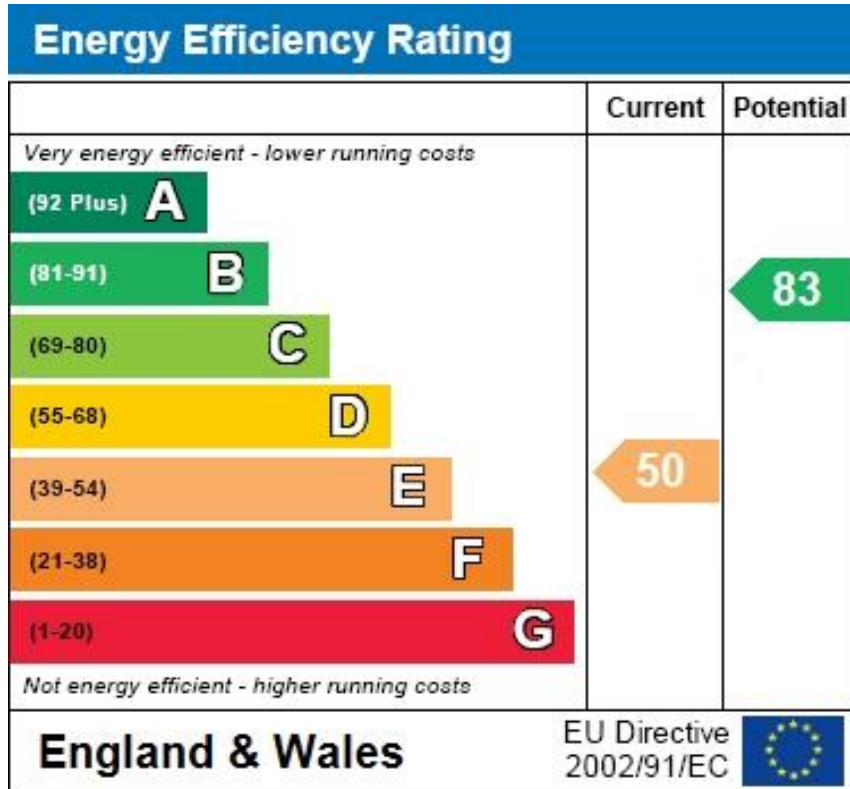


1ST FLOOR



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



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Please contact the office before viewing the property.