

# ALISTAIR STEVENS

## CHADDERTON



Offers in the Region of £325,000

13 Arnside Avenue, Oldham, OL9 9DJ

- Extended Semi Detached Property
- Four Generous Bedrooms (Master with en-suite)
- Good Size Lounge
- Separate Dining Room
- Kitchen Diner
- Family Bathroom
- Substantial Rear Garden
- Driveway Providing Off Road Parking
- Popular Residential Area
- Viewing Highly Recommended

This substantial extended well presented modern four bedroomed semi detached property offers excellent family living accommodation and is situated in a popular residential area of Chadderton within easy access of excellent local schools and amenities, public transport links and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance porch, entrance hall, lounge, dining room, kitchen diner, four bedrooms (master with en-suite) and family bathroom. Externally to the front of the property is a driveway providing off road parking leading to an integral garage with up and over door, power and lighting, whilst to the rear of the property is a paved patio with pergola, additional patio area and lawned garden. The property further benefits from UPVC double glazing and gas central heating. Viewing is highly recommended.

#### INTERNAL ACCOMMODATION:

**ENTRANCE PORCH:** Via a UPVC double glazed entrance door.

**ENTRANCE HALL:** Via composite double glazed entrance door with karndeian flooring, radiator and stairs leading to first floor.





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



**DINING ROOM:** With tiled flooring throughout, radiator, understairs storage cupboard, UPVC double glazed window and UPVC double glazed patio door to rear garden.

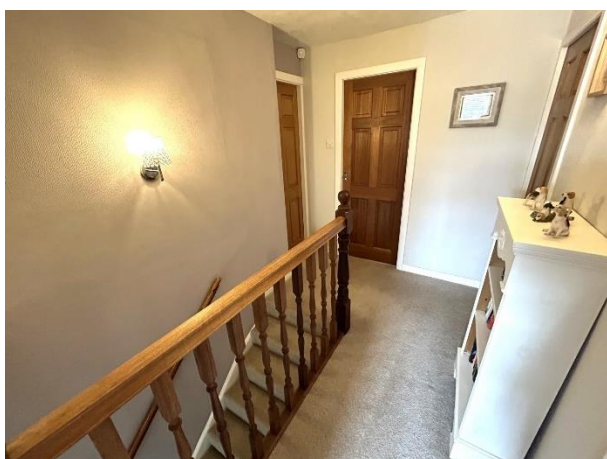




**KITCHEN DINER:** Range of wall and base units with integrated oven, four ring gas hob and extractor hood above, integrated fridge freezer, one and a half bowl stainless steel sink unit with mixer tap, plumbed for washing machine and dishwasher, built in breakfast bar, tiled flooring, UPVC ceiling with inset spotlights and UPVC double glazed window.



**LANDING:** With loft access hatch with loft ladders leading to a partly boarded loft.



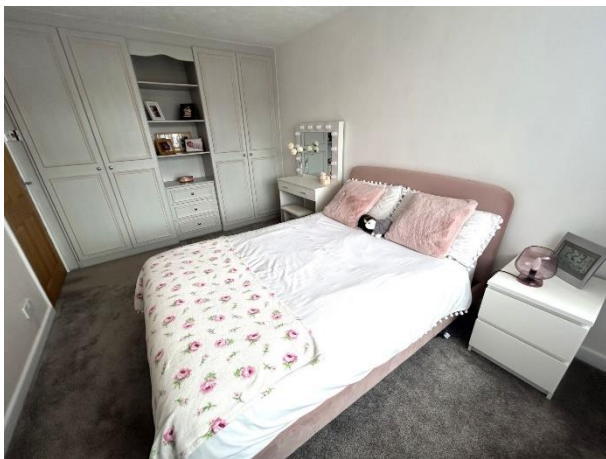
**BEDROOM ONE:** Front double bedroom with radiator and UPVC double glazed window.



**EN-SUITE:** Comprises of shower cubicle, vanity sink unit and WC, fully tiled, UPVC ceiling with inset spotlights and UPVC double glazed window.



**BEDROOM TWO:** Front double bedroom with built in wardrobes and drawers, radiator and UPVC double glazed window.





**BEDROOM THREE:** Rear double bedroom with fitted wardrobes and drawers, radiator and UPVC double glazed window.



**Bedroom four:** Front single bedroom currently being used as an office with laminate flooring, radiator and UPVC double glazed window.



**BATHROOM:** Comprising of bath with overhead shower, vanity sink unit and WC, towel radiator, UPVC ceiling with spotlights and UPVC double glazed window.

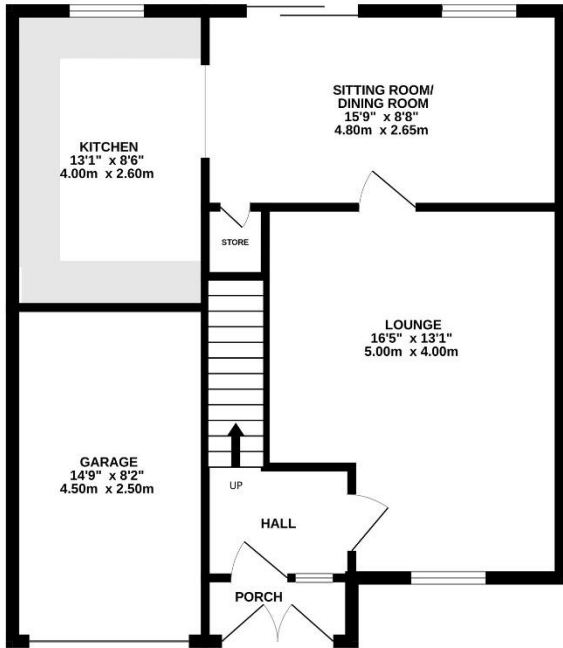


OUTSIDE: Externally to the front of the property is a driveway providing off road parking leading to an integral garage with up and over door, power and lighting, whilst to the rear of the property is a paved patio with pergola, additional patio area and lawned garden.

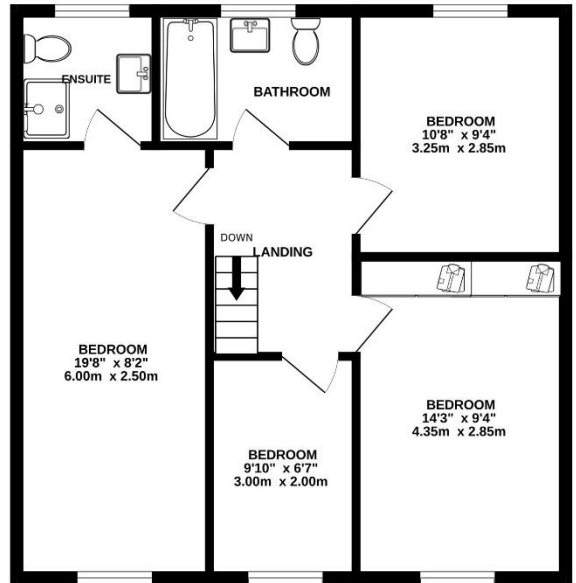


# Floor Plan

GROUND FLOOR



1ST FLOOR



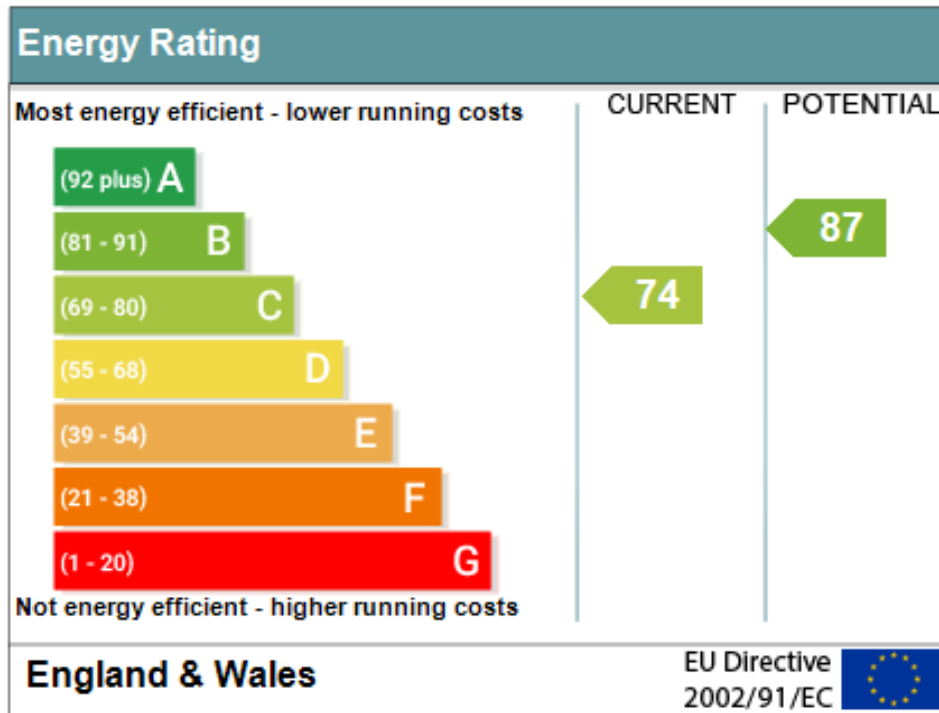
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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: 13 Arnside Avenue, Chadderton, OLDHAM, OL9 9DJ

RRN: 5034-4226-1300-0589-9222



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.