

ALISTAIR STEVENS

CHADDERTON



Offers Over £220,000

36 Laurel Avenue, Chadderton, OL9 0NJ

- True Detached Bungalow
- Two Double Bedrooms
- Lounge
- Kitchen
- Conservatory
- Family Bathroom
- Enclosed Rear Garden
- Detached Garage & Off Road Parking
- Popular Residential Area
- Viewing Highly Recommended

This well presented two double bedroom true detached bungalow offers generous size living accommodation and is situated in a popular residential area of North Chadderton within walking distance of excellent locals schools and amenities, public transport links including Mills Hill train station and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance porch, entrance hall, lounge, kitchen, bathroom, conservatory, two double bedrooms. Externally to the front of the property is a stone and paved garden with flower and shrub features, whilst to the rear of the property is an enclosed rear garden with paved patio, wooden garden shed and gated rear access leading to a detached garage and rear off road parking. 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 composite double glazed entrance door.

ENTRANCE HALL: Via a UPVC double glazed entrance door with built in storage cupboards.

LOUNGE: With feature electric fire and surround, radiator and UPVC double glazed French doors leading to conservatory.



KITCHEN: Range of wall and base units integrated double oven, four ring gas hob with extractor hood above, built in fridge, plumbed for washing machine, radiator and UPVC double glazed window.



BATHROOM: Comprising of bath, vanity sink unit and WC, fully tiled walls and floors, towel radiator and UPVC double glazed window.



CONSERVATORY: Of brick and UPVC construction, ceiling with inset spotlights, aerial point and UPVC double glazed French doors leading to rear garden.



BEDROOM ONE: Rear double bedroom with fitted wardrobes, separate cupboards and bedside cabinets, radiator, loft access hatch leading to a partially boarded loft and UPVC double glazed window.



BEDROOM TWO: Front double bedroom with fitted cupboards, drawers and shelves, radiator and UPVC double glazed window.



OUTSIDE: Externally to the front of the property is a stone and paved garden with flower and shrub features, whilst to the rear of the property is an enclosed rear garden with paved patio, wooden garden shed and gated rear access leading to a detached garage with electrically operated garage door and rear off road parking.

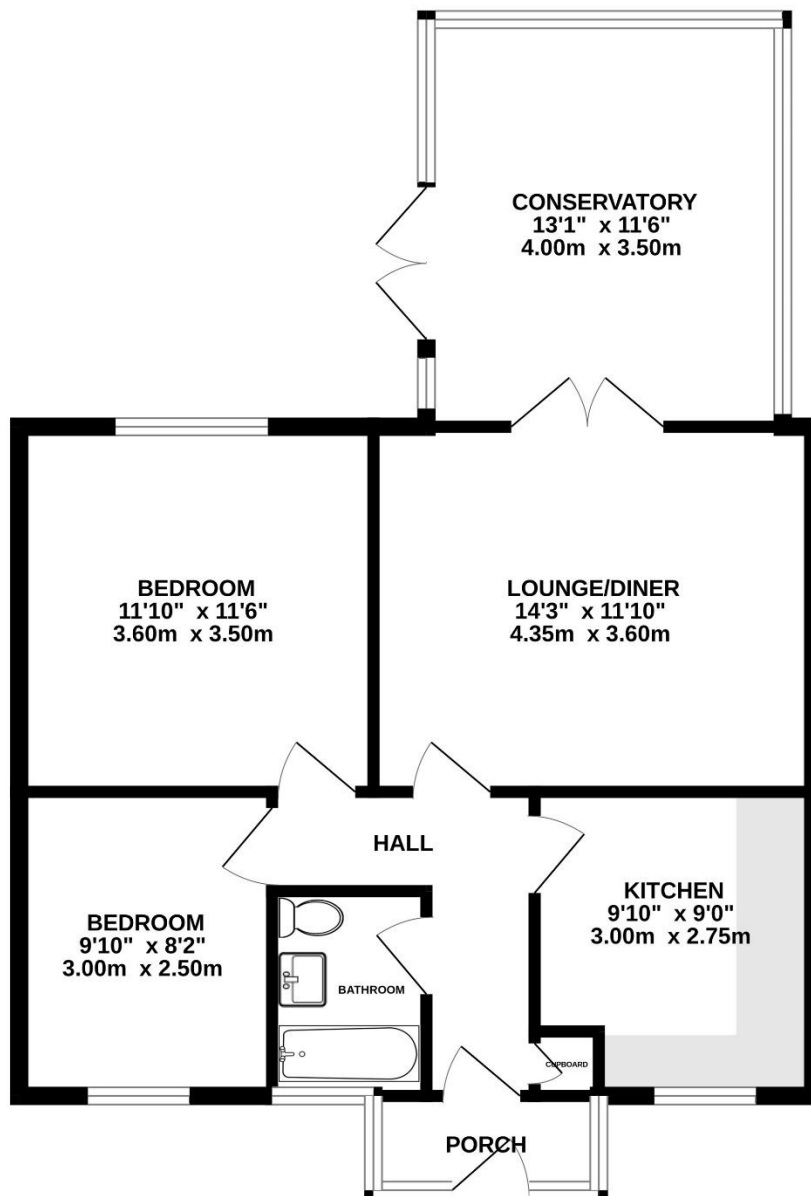


LEASEHOLD: 999 years from 23rd September 1988 with 963 years remaining.

COUNCIL TAX: Band B

Floor plan

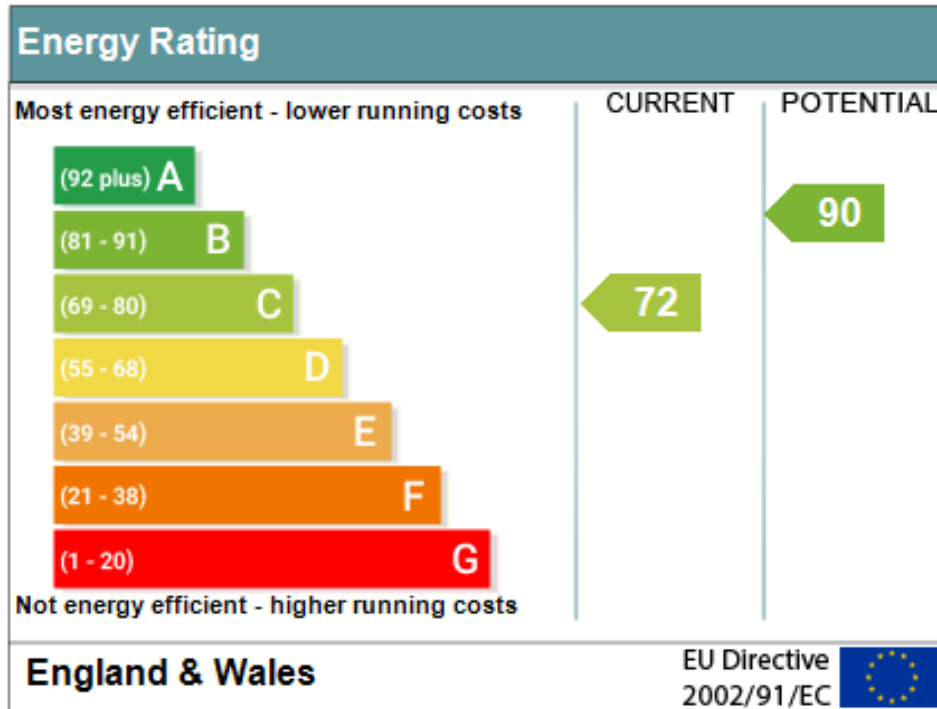
GROUND FLOOR



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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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.