

ALISTAIR STEVENS

CHADDERTON



Price £395,000

55 Cathedral Road, Chadderton, OL9 0RP

- Detached Property
- Four Generous Bedrooms
- Lounge
- Second Reception Room
- Fitted Kitchen
- Downstairs WC & Family Bathroom
- Garden Areas To All Sides
- Two Driveways Providing Off Road Parking
- Popular & Convenient Residential Area
- Viewing Highly Recommended

This deceptively spacious four bedroomed detached property occupies a spacious corner plot and has living accommodation that comprises briefly to the ground floor; entrance vestibule, entrance hall, lounge, WC, fitted kitchen, sitting room and one bedroom, whilst to the first floor there are three further generous bedrooms and bathroom WC with shower. Outside there are garden areas to all sides with two driveways and a detached brick built garage. The property is situated in a popular and convenient residential area within easy access of excellent local schools and amenities, public transport links and a short distance from Chadderton town centre as well as the Northwest motorway network. The property further benefits from the installation of gas fired central heating and double glazed windows throughout. Viewing of the property is highly recommended.

INTERNAL ACCOMMODATION:

ENTRANCE VESTIBULE: Via a UPVC double glazed entrance door opening into the entrance vestibule with glazed inner door opening into the entrance hall.

ENTRANCE HALL: With radiator, understairs storage cupboard and staircase leading to the first floor.



LOUNGE: Spacious reception room with living flame gas fire and surround, dado rail, coving, radiator, UPVC double glazed window to the front and two UPVC double glazed windows to the side.



KITCHEN: Range of built in kitchen units, work surfaces, integral oven, hob and extractor hood, sink unit with mixer taps, plumbed for washing machine, splashback tiling, radiator, UPVC double glazed window to the rear and UPVC double glazed door to the side.



SITTING ROOM (REAR): Second reception room with radiator, UPVC double glazed patio doors and windows to the rear and side.



BEDROOM THREE (FRONT): With radiator and UPVC double glazed window to the front.



DOWNSTAIRS WC: Comprising of two piece suite including vanity sink unit and WC, chrome heated towel rail and UPVC double glazed window to the side.

FIRST FLOOR:

LANDING: With walk in loft storage area, entrance to loft with loft ladder and UPVC double glazed window to the side.



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



BEDROOM TWO: Rear double bedroom with built in wardrobes and bedroom furniture, radiator and UPVC double glazed window to the rear.



BEDROOM FOUR: Rear bedroom with radiator and UPVC double glazed window to the rear.



BATHROOM: Comprising of modern three piece suite in white, chrome taps and fittings, wall mounted shower, splashback tiling, laminate splashback, extractor fan and UPVC double glazed window to the side.

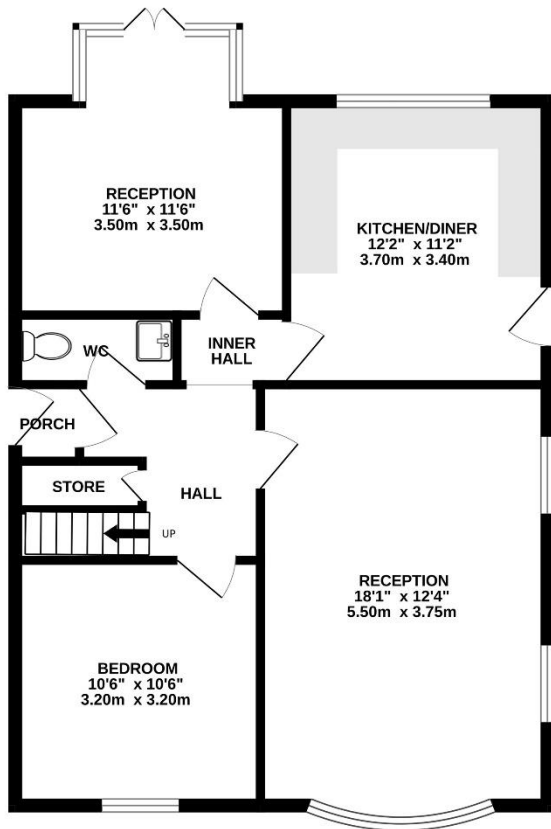


OUTSIDE: Externally to the rear of the property is an enclosed garden area with lawn, conifers and a detached brick built garage, whilst to the front of the property there are two driveways offering off road parking facilities for several vehicles and garden area extending to the side with shrubs and conifers.

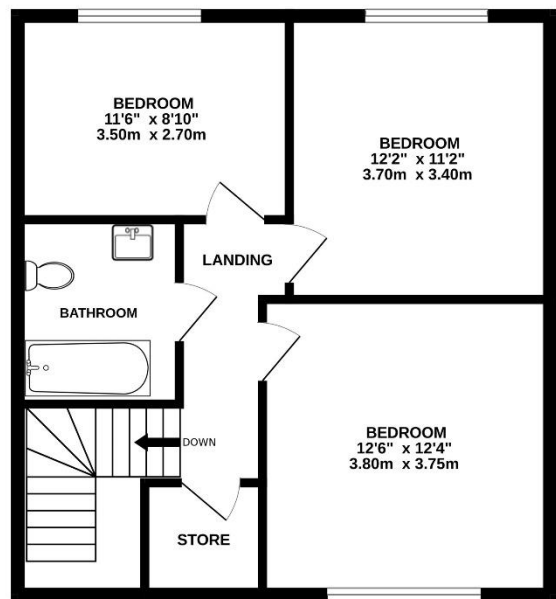


Floor Plan

GROUND FLOOR



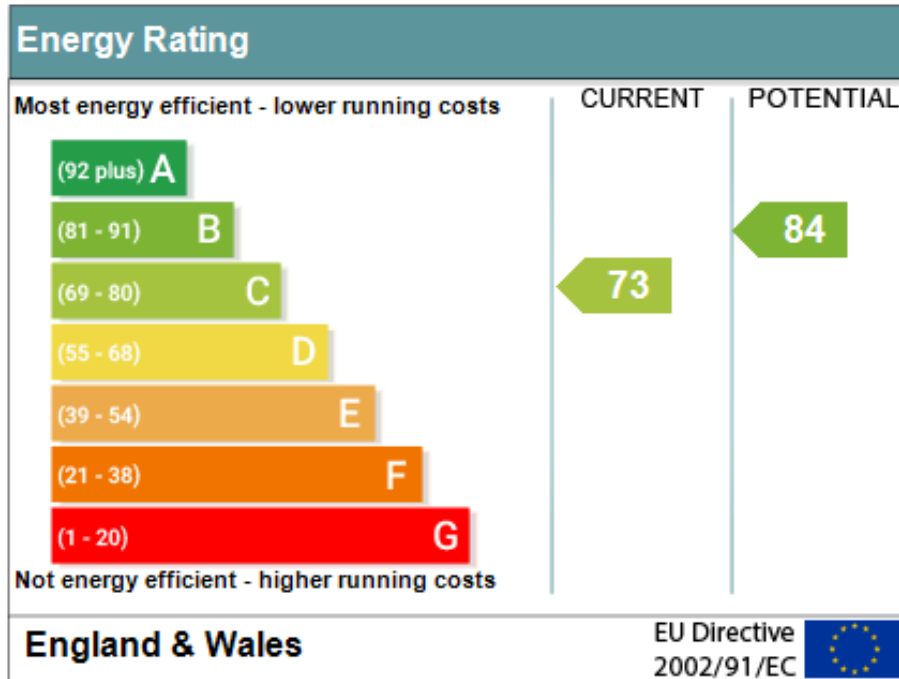
1ST FLOOR



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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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.