

# ALISTAIR STEVENS

CHADDERTON



Offers Over £150,000

---

51 Park View, Chadderton, OL9 0AJ

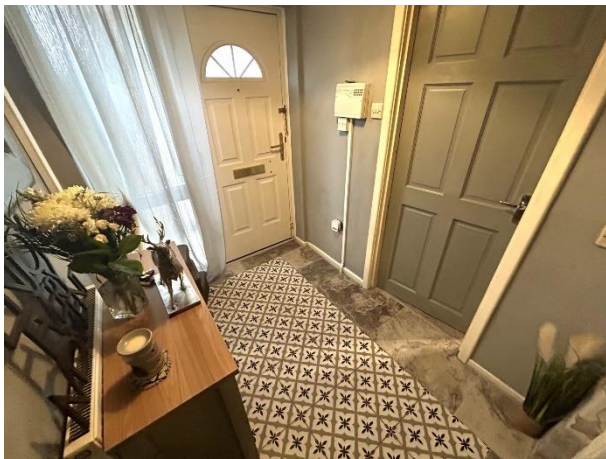
---

- End Terrace Property
- Three Generous Bedrooms
- Lounge
- Fitted Kitchen/Diner
- Family Bathroom WC
- Private Enclosed Garden
- Sunny Aspect To Rear
- Well Maintained Living Accommodation
- Quiet & Convenient Residential Area
- Viewing Highly Recommended

This deceptively spacious three bedroomed end terrace property has well maintained living accommodation that comprises briefly to the ground floor; entrance vestibule, lounge and fitted kitchen/diner, whilst to the first floor there are three generous bedrooms and family bathroom. Outside there is a small garden forecourt and private enclosed garden with sunny aspect to the rear. The property is situated in a quiet and convenient residential area within easy access to excellent local schools including North Chadderton high school and all its 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 front door opening into the entrance vestibule with radiator, understairs storage cupboard, staircase leading to the first floor and panelling to the walls.



**LOUNGE:** With understairs storage cupboard, radiator, UPVC double glazed window to the front and UPVC double glazed doors opening through to the kitchen.



**KITCHEN/DINER:** Fitted with a range of built in kitchen units with work surfaces, stainless steel sink unit with mixer taps, plumbed for washing machine, splashback tiling, radiator, UPVC double glazed window to the rear and UPVC double glazed patio doors to the rear.



**FIRST FLOOR:**

**LANDING:** Entrance to loft.

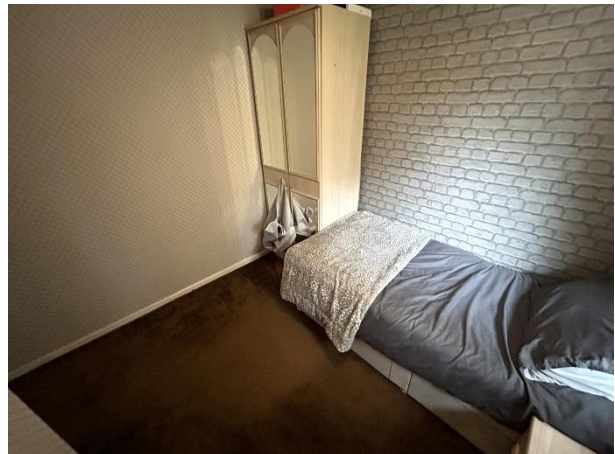
**BEDROOM ONE:** Front double bedroom with built in wardrobes which run the full length of one wall, radiator and UPVC double glazed window.



**BEDROOM TWO:** Rear double bedroom with radiator and UPVC double glazed window.



**BEDROOM THREE:** Generous third bedroom with radiator and UPVC double glazed window to the side.



**BATHROOM:** Comprising of three-piece suite, bath with wall mounted shower with shower bath screen, splashback tiling, radiator, extractor fan and UPVC double glazed window.

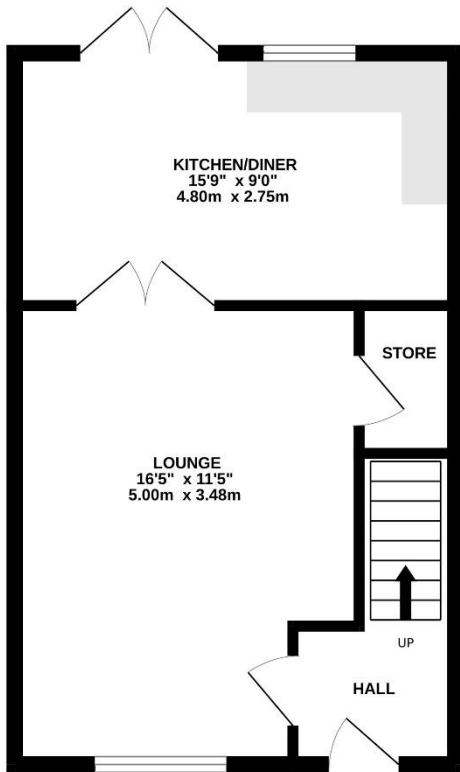


OUTSIDE: Externally to the rear of the property is a private enclosed garden with patio, sunny aspect and boundary fencing, whilst to the front of the property there is a small garden forecourt with boundary fencing.

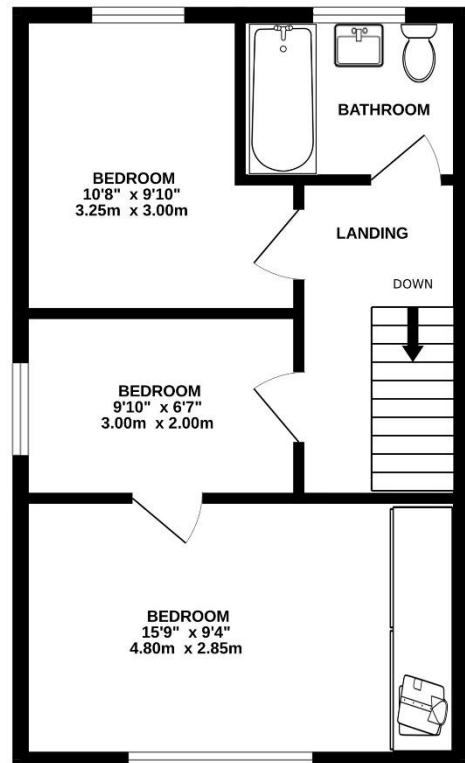


# Floor Plan

GROUND FLOOR



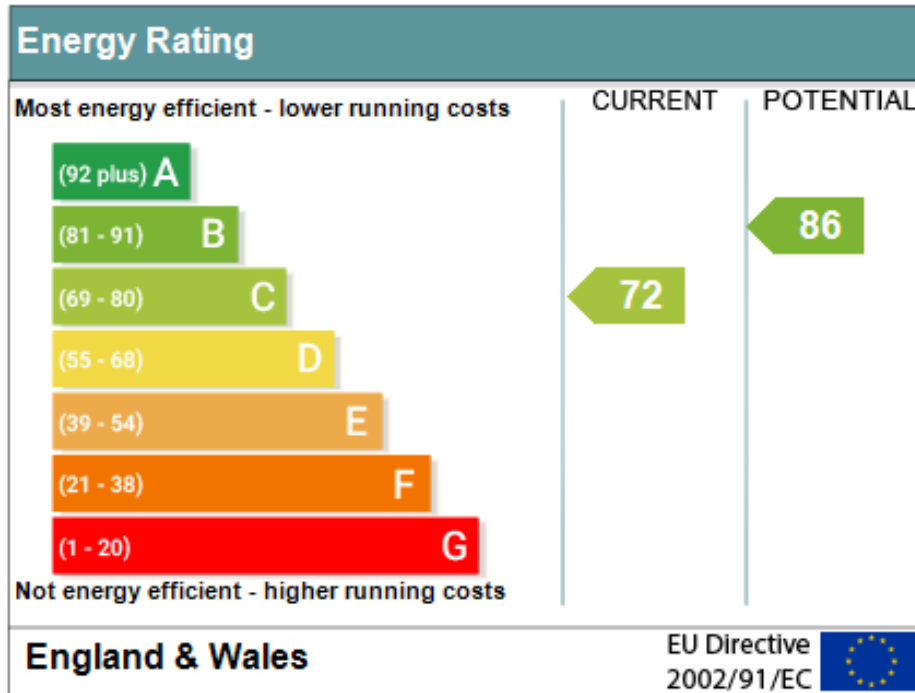
1ST FLOOR



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.  
Made with Metropix ©2024

# Energy Performance Certificate

Address: 51 Park View, Chadderton, OLDHAM, OL9 0AJ  
RRN: 3100-3197-0622-4420-3843



Address:  
519 Middleton Road  
Chadderton  
OL9 9SH

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