

ALISTAIR STEVENS

CHADDERTON



Offers Over £325,000

3 Rupert Court, Oldham, OL9 9FT

- ***NO CHAIN***
- High Quality Sem Detached Property
- Three Bedrooms (Master with En-Suite)
- Modern Kitchen Diner With Large Bi-Fold Doors
- Downstairs WC & Family Bathroom
- Substantial Rear Garden
- Driveway Providing Off Road Parking
- Gated Side Access
- Located On A Private Road
- Viewing Highly Recommended

*****NO CHAIN AND THEREFORE VACANT POSSESSION ON COMPLETION***** This beautifully presented modern high quality three bedroomed semi detached property offers spacious living accommodation and is situated in a popular residential area of Chadderton within easy access of excellent local schools and amenities, public transport links, walking distance of Foxdenton park and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance hall, lounge, downstairs WC, modern open plan kitchen diner, three bedrooms (master with en-suite) and family bathroom. Externally to the front of the property is a lawned garden area and driveway providing off road parking for several cars, whilst to the rear of the property is a substantial rear garden with paved patio, lawned area and gated side access. The property further benefits from UPVC double glazing and gas central heating, upgraded kitchen when initially installed. viewing of the property is highly recommended.

INTERNAL ACCOMMODATION:

ENTRANCE HALL: Via a UPVC double glazed composite entrance door with tiled flooring, understairs storage cupboard, radiator and stairs leading to first floor.



LOUNGE 10'10" (3.3m) x 15'9" (4.8m): With radiator and UPVC double glazed window.



DO



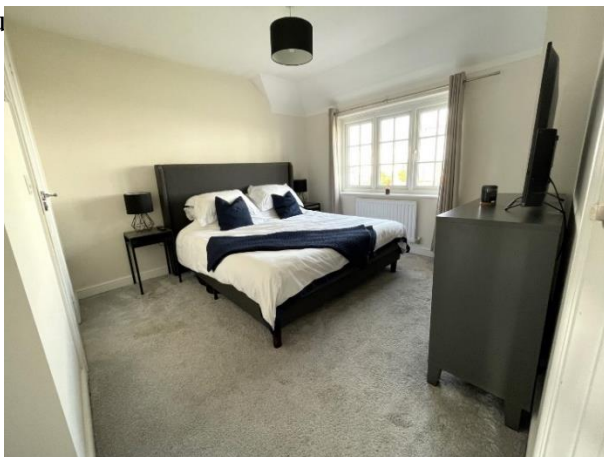
and UPVC double glazed window.

OPEN PLAN KITCHEN DINER 11'3" (3.43m) x 18'1" (5.51m): Modern range of wall and base units, integrated double oven, four ring halogen hob with extractor hood above, integrated fridge freezer, one and a half bowl stainless steel sink unit with mixer tap, tiled flooring, utility cupboard housing washing machine, UPVC double glazed window and UPVC double glazed bi-fold doors leading to rear garden.



LANDING: Loft access hatch, radiator, built in storage cupboard and UPVC double glazed window.

BEDROOM ONE 11'2" (3.4m) x 13'5" (4.09m): Front double bedroom with radiator and UPVC double glazed window.



EN-



BEDROOM TWO 13'9" (4.19m) x 11'2" (3.4m): Rear double bedroom with radiator and UPVC double glazing



BEDROOM THREE 8'5" (2.57m) x 8'6" (2.59m): Rear single bedroom with radiator and UPVC double glazing



BATHROOM 6'6" (1.98m) x 5'5" (1.65m): Modern bathroom comprising of bath with overhead shower, toilet, pedestal sink and UPVC double glazed window.



OUTSIDE: Externally to the front of the property is a lawned garden area and driveway providing off road parking for several cars, whilst to the rear of the property is a substantial rear garden with paved patio area and lawn.



Floor plan - To be added.



Energy Performance Certificate – To be added.

Address:
519 Middleton Road
Chadderton
OL9 9SH

Tel: 0161 626 0333
Email: 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.