

# ALISTAIR STEVENS

CHADDERTON



Price £160,000

1 Vine Street, Chadderton, OL9 7PA

- Ideal For FTB/Property Investors
- Spacious End Terrace
- Two Double Bedrooms
- Open Plan Lounge/Dining Room
- Kitchen
- Modern Family Bathroom
- Garden Area`s To Both Side & Rear
- Driveway Providing Off Road Parking
- Popular Residential Area
- Viewing Highly Recommended

This deceptively spacious two double bed roomed end terrace property is ideal for a first time buyer or property developer and is situated in a popular residential area of Chadderton within easy access of excellent local schools and amenities, public transport links including the metro link system and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance vestibule, open plan lounge/dining room, kitchen, two double bedrooms and modern family bathroom. Externally to the front of the property is a low maintenance forecourt garden, whilst to the rear of the property is an enclosed rear yard with wooden garden shed and double gated rear access. The property further benefits from UPVC double glazing and gas central heating, viewing of the property is highly recommended.

#### INTERNAL ACCOMMODATION:

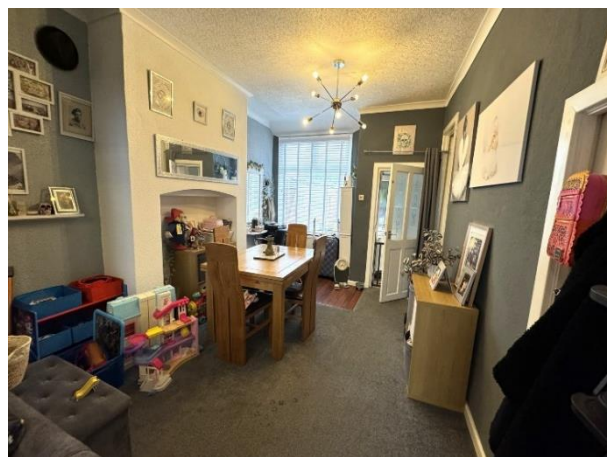
**ENTRANCE VESIBULE:** Via a UPVC double glazed entrance door.

**OPEN PLAN LOUNGE/DINING ROOM** 12'3" (3.73m) x 13'6" (4.11m):

**LOUNGE:** With feature electric fire and surround, built in meter cupboard, radiator, UPVC double glazed window to front elevation and opening to the dining room.



DINING ROOM 14'9" (4.5m) x 10'9" (3.28m): With radiator, understairs storage cupboard and UPVC double glazed window to rear elevation.



KITCHEN 10'9" (3.28m) x 6'8" (2.03m): Range of wall and base units, integrated oven with four ring halogen hob and extractor hood above, circular stainless steel sink unit with mixer tap, plumbed for washing machine, radiator, tiled flooring, UPVC double glazed window and UPVC double glazed door leading to rear yard.



**FIRST FLOOR:**

**LANDING:** With radiator.



**BEDROOM ONE 12'4" (3.76m) x 11'2" (3.4m):** Front double bedroom with fitted wardrobes, radiator and UPVC double glazed window.



**BEDROOM TWO 12'9" (3.89m) x 6'8" (2.03m):** Rear double bedroom with laminate flooring, radiator, loft access hatch and UPVC double glazed window.



**BATHROOM:** Comprising of bath with overhead rain shower, vanity sink unit and WC, tiled walls, radiator and UPVC double glazed window.



**OUTSIDE:** Externally to the front of the property is a low maintenance forecourt garden, whilst to the rear of the property is an enclosed rear yard with wooden garden shed and double gated rear access.



# Floor Plan



Approximate total area<sup>(1)</sup>

735.85 ft<sup>2</sup>  
68.36 m<sup>2</sup>

Reduced headroom

7.94 ft<sup>2</sup>  
0.74 m<sup>2</sup>

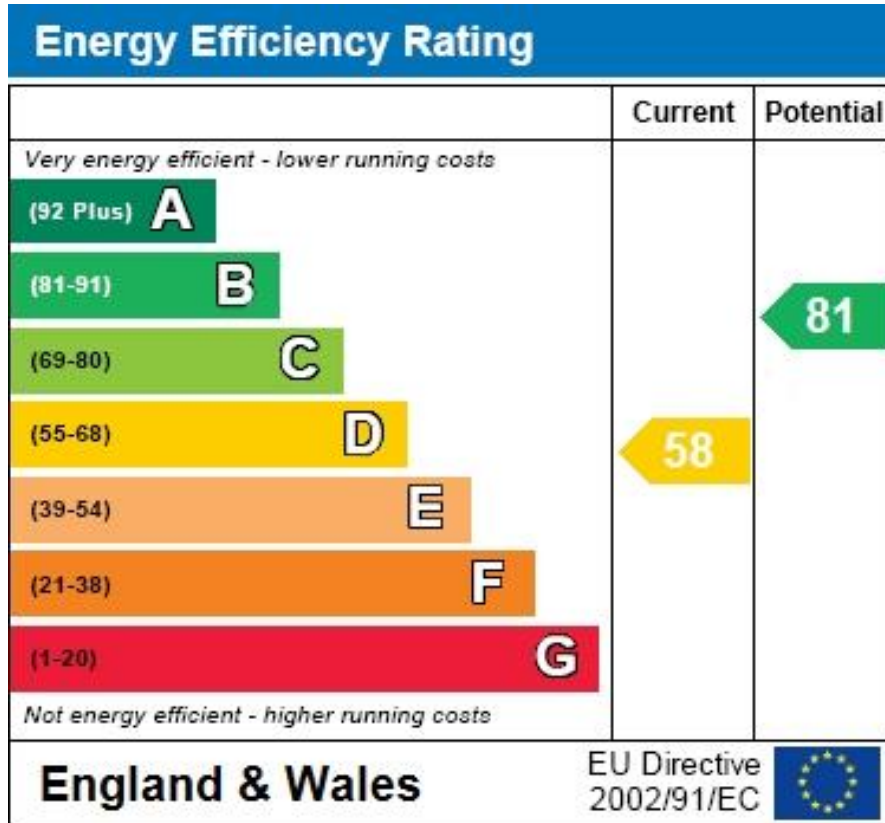
(1) Excluding balconies and terraces

□ Reduced headroom<sup>(1)</sup>  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

# Energy Performance Certificate



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.