

ALISTAIR STEVENS

CHADDERTON



Price £300,000

9 Lynmouth Close, Chadderton, OL9 0QY

- Semi Detached Property
- Four Bedrooms (Master with en-suite)
- Two Reception Rooms
- Separate Second Sitting Room
- Kitchen & Utility Room
- Family Bathroom
- Tiered Rear Garden
- Driveway Providing Off Road Parking
- Substantial Living Accommodation
- Viewing Highly Recommended

*****NO CHAIN AND THEREFORE VACANT POSSESSION***** This four bedroomed semi detached property benefits from a double side extension which now provides substantial living accommodation in the form of entrance porch, lounge, dining room, kitchen, separate second reception room, utility room and games room all to the first floor with four bedrooms (master with en-suite) and family bathroom to first floor. Externally to the front of the property is a low maintenance garden and driveway providing off road parking, whilst to the rear of the property is a tiered garden with paved patio area and lawned garden beyond. The property is situated in a popular residential area of North Chadderton within easy access of excellent local schools and amenities, public transport links including Mills Hill train station, Chadderton park and just a short drive from the Northwest motorway network. The property further benefits from UPVC double glazing and gas central heating, viewing of the property is highly recommended to fully appreciate what is on offer.

INTERNAL ACCOMMODATION:

ENTRANCE PORCH: Via a UPVC double glazed entrance door.



LOUNGE 15'1" (4.6m) x 14'1" (4.29m): With feature gas fire and surround, wooden flooring, radiator, stairs leading to first floor, UPVC double glazed bay window and opening to dining room.



DINING ROOM 9'2" (2.79m) x 14'5" (4.39m): With wooden flooring, radiator and UPVC double glazed French doors leading to rear garden.



SECOND SITTING ROOM 9'2" (2.79m) x 7'7" (2.31m): With wooden flooring, radiator, spotlights to ceiling and UPVC double glazed window.



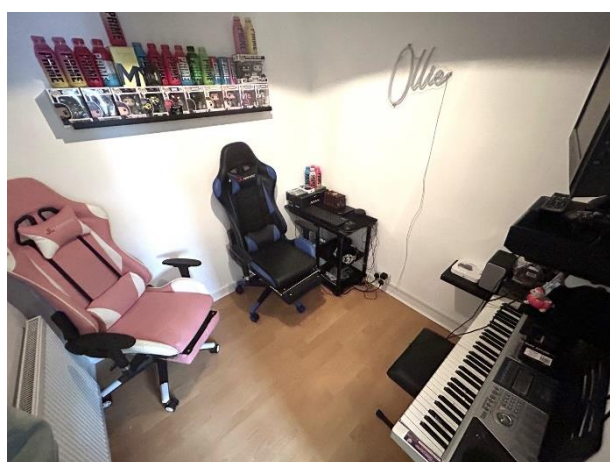
KITCHEN 15'1" (4.6m) x 7'10" (2.39m): Range of wall and base units, space for range cooker, integrated dishwasher, composite sink unit with mixer tap, radiator, spotlights to ceiling, UPVC double glazed window and UPVC double glazed door to rear garden.



UTILITY ROOM 7'3" (2.21m) x 7'3" (2.21m): Range of wall and base units, plumbed for washing machine and dryer, towel radiator and UPVC double glazed window.

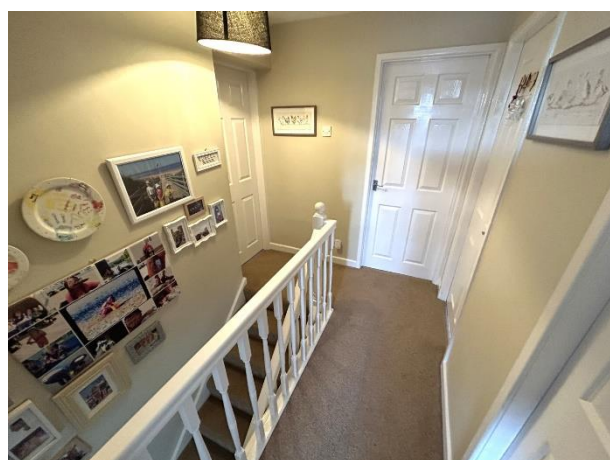


GAMES ROOM 6'7" (2.01m) x 6'7" (2.01m): With radiator and wooden flooring.



FIRST FLOOR:

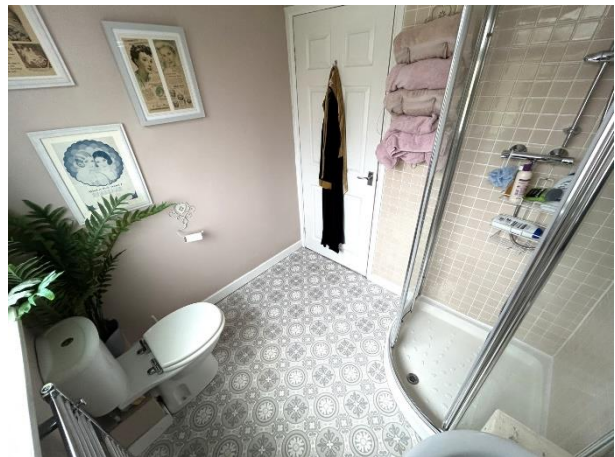
LANDING: Loft access hatch with loft ladders.



BEDROOM ONE 17'5" (5.31m) x 6'7" (2.01m): Front double bedroom with radiator and UPVC double glazed window.



EN-SUITE: Comprising of shower cubicle, sink and WC, towel radiator and UPVC double glazed window.



BEDROOM TWO 11'2" (3.4m) x 7'10" (2.39m): Front double bedroom with fitted wardrobes, radiator and UPVC double glazed window.



BEDROOM THREE 6'1" (1.85m) x 7'10" (2.39m): Rear double bedroom with radiator and UPVC double glazed window.



BEDROOM FOUR 8'10" (2.69m) x 5'7" (1.7m): Front single bedroom with radiator and UPVC double glazed window.



BATHROOM: Comprising of bath, sink and WC, radiator, fully tiled walls, spotlights to ceiling and UPVC double glazed window.



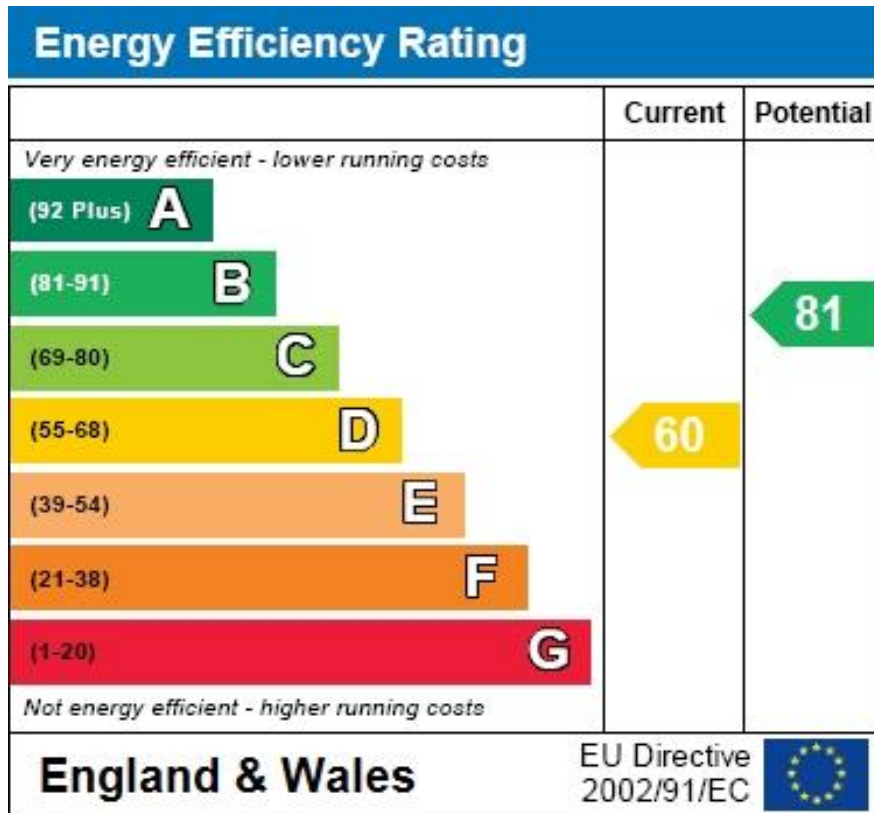
OUTSIDE: Externally to the front of the property is a low maintenance garden and driveway providing off road parking, whilst to the rear of the property is a tiered garden with paved patio area and lawn garden beyond.



Floor Plan



Energy Performance Certificate



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.