

ALISTAIR STEVENS

CHADDERTON



Offers Over £170,000

866 Middleton Road, Chadderton, OL9 0PB

- Extended Mid Terrace Property
- Two Double Bedrooms
- Two Living Rooms
- Kitchen
- Bathroom & Downstairs WC
- Enclosed Rear Yard
- Gated Rear Access
- Spacious Living Accommodation
- Popular Residential Area
- Viewing Highly Recommended

This extended two double bed roomed mid terrace property offers deceptively spacious living accommodation with two living rooms, kitchen, two double bedrooms and bathroom. The property is situated in a popular residential area of Chadderton within easy access of excellent local schools and amenities, public transport links including Mills Hill train station and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance porch, entrance hall, lounge, dining room, kitchen, two double bedrooms and bathroom. Externally to the front of the property is a small forecourt garden, whilst to the rear of the property is an enclosed rear yard with gated rear access. The property further benefits from UPVC double glazing and gas central heating.

INTERNAL ACCOMMODATION:

ENTRANCE PORCH: Via a UPVC double glazed entrance door.

ENTRANCE HALL: With stairs leading to first floor.



LOUNGE: With feature electric fire and surround, radiator and UPVC double glazed window.



DINING ROOM: With feature electric fire and surround, radiator, understairs storage cupboard and UPVC double glazed window.



KITCHEN: Range of wall and base units, integrated oven with four ring halogen hob, stainless steel sink unit with mixer tap, plumbed for washing machine, two UPVC double glazed windows and door leading to rear porch.



REAR PORCH: With door leading to wet room and UPVC double glazed door leading to rear yard.

WET ROOM: Comprising of shower, sink and WC and UPVC double glazed window.

FIRST FLOOR:

BEDROOM ONE: Substantial size front double bedroom with radiator, fitted wardrobes and UPVC double glazed window.



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



BATHROOM: Comprising of bath, sink and WC and spotlights to ceiling.

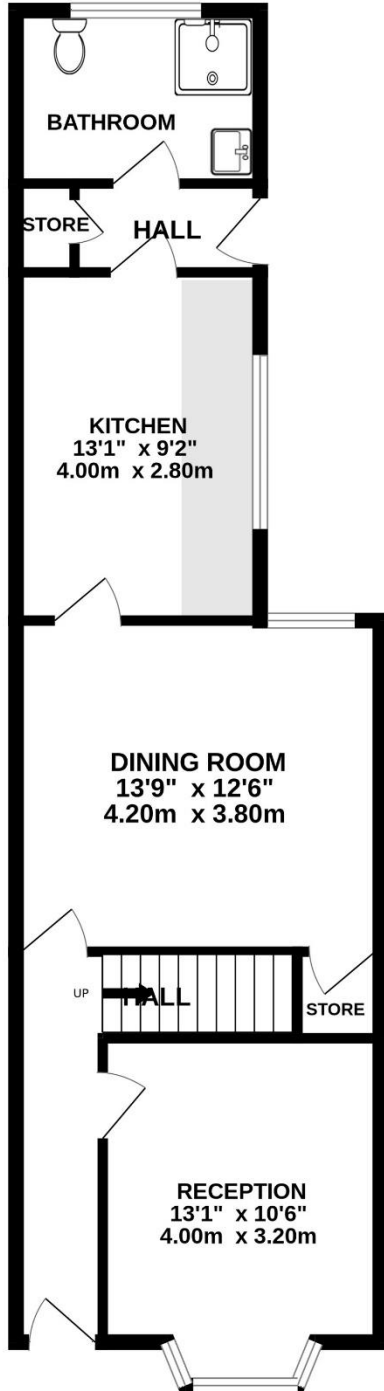


OUTSIDE: Externally to the front of the property is a small forecourt garden, whilst to the rear of the property is an enclosed rear yard with gated rear access.

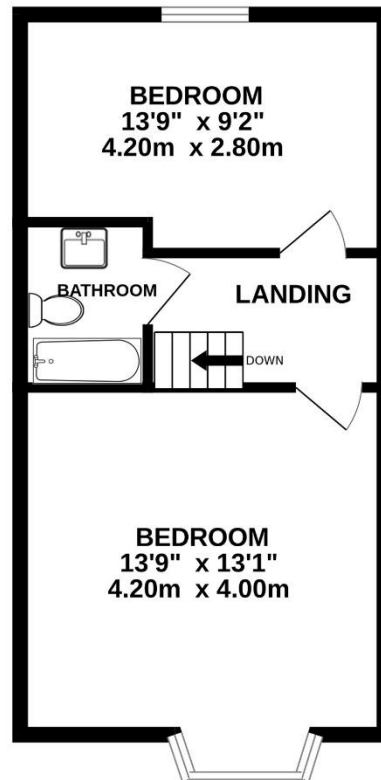


Floor Plan

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Please contact the office before viewing the property.