

ALISTAIR STEVENS

CHADDERTON



Price £215,000

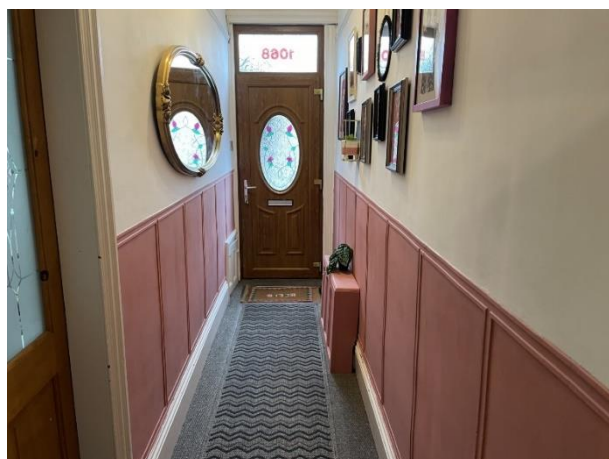
1068 Middleton Road, Chadderton, OL9 9RN

- Mid Terrace Property
- Two Double Bedrooms
- Stunning Rear Kitchen Extension
- Separate Dining Room
- Family Bathroom
- Loft Room
- Excellent Size Rear Garden
- Gated Rear Access
- NO CHAIN
- Viewing Highly Recommended

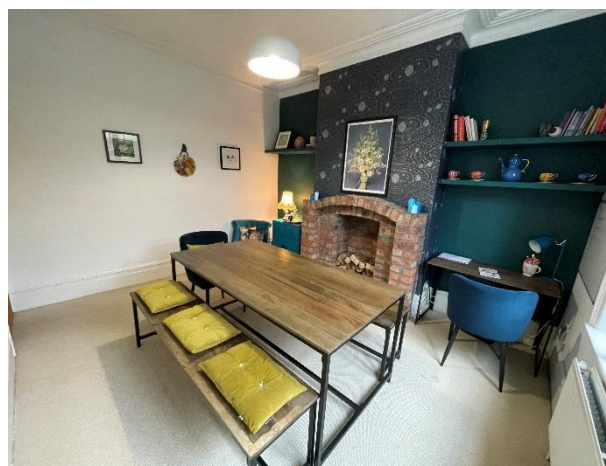
*****NO CHAIN AND THEREFORE VACANT POSSESSION ON COMPLETION***** This beautifully presented extended two double bedroomed mid terrace property offers excellent living accommodation with the inclusion of a stunning rear kitchen extension and fully boarded loft room with power, lighting and velux windows. 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, a short walk from Chadderton Hall park and just a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance hall, dining room, lounge/extended kitchen, two double bedrooms, family bathroom and loft room. Externally to the front of the property is a small forecourt garden, whilst to the rear of the property is an excellent size garden with gravel patio, astroturf lawned garden and decked patio, brick built outhouse and 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 HALL: Via UPVC double glazed entrance door with meter cupboard and understairs storage cupboard.



DINING ROOM (FRONT): With radiator, feature fireplace and UPVC double glazed window to front elevation.



LOUNGE/KITCHEN: Laminate flooring throughout.

LOUNGE AREA: With feature brick built fireplace with inset log burner, radiator, stairs leading to first floor and leading through to a stunning rear kitchen extension.



KITCHEN AREA: Modern range of wall and base units, four ring halogen hob with extractor hood above, one and a half bowl composite sink unit with mixer taps, integrated double oven, integrated washer dryer, integrated fridge freezer central island/breakfast bar, spotlights to ceiling, two Velux windows, UPVC double glazed window to rear and UPVC double glazed French doors leading to rear garden.



LANDING: Loft access hatch with loft ladder leading to a fully converted loft room with power, lighting and velux windows.



BEDROOM ONE: Front double bedroom with feature cast iron fireplace, radiator and two UPVC double glazed windows.



BEDROOM TWO: Rear double bedroom with built in storage cupboard, radiator and UPVC double glazed window.



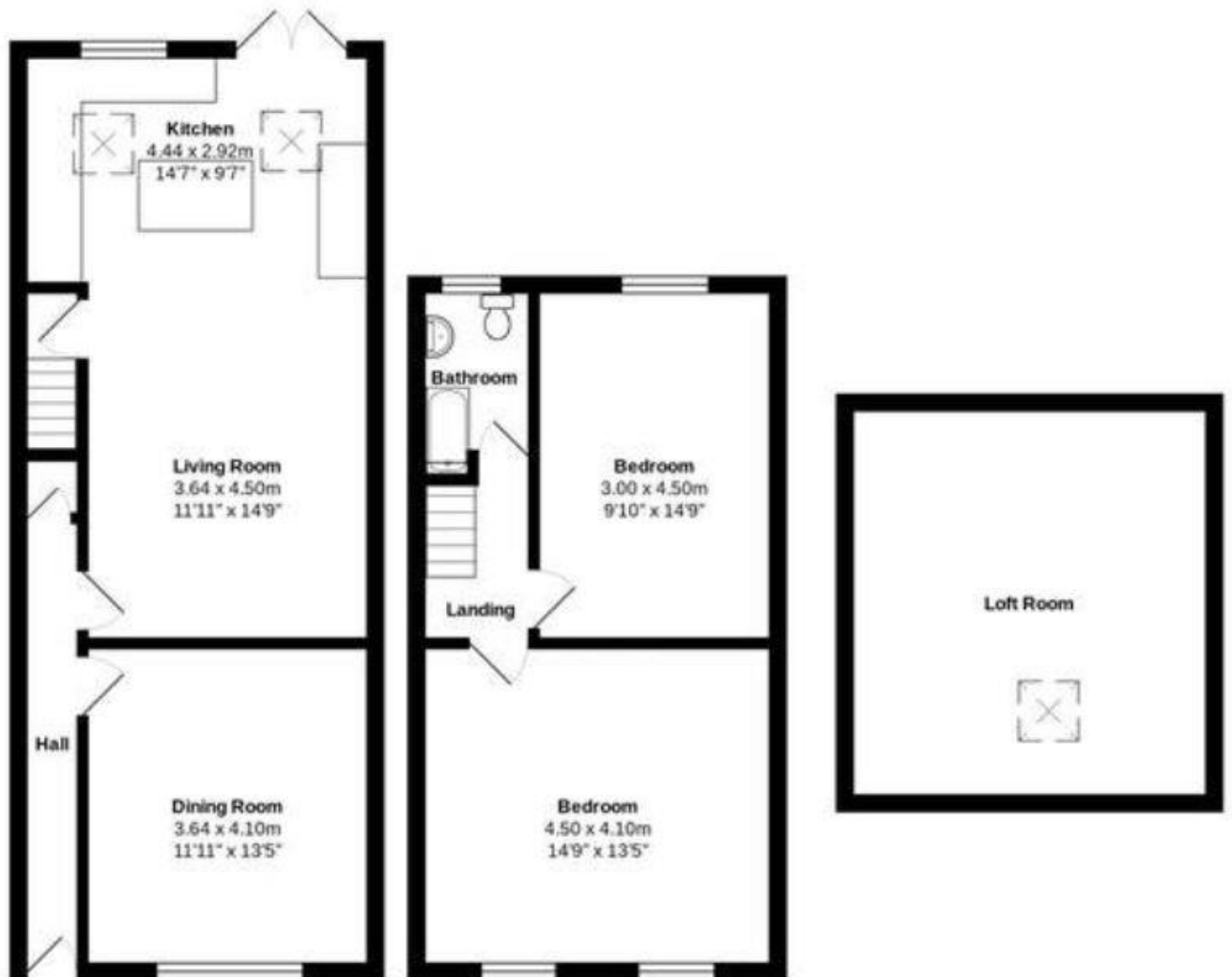
BATHROOM: Modern bathroom suite comprising of bath with overhead shower, sink and WC, towel radiator, UPVC ceiling with inset spotlights and UPVC double glazed window.



OUTSIDE: Externally to the front of the property is a small forecourt garden, whilst to the rear of the property is an excellent size garden with gravel patio, astroturf lawned garden and decked patio, brick built outhouse and gated rear access.



Floor Plan



Total Area: 115.1 m² ... 1238 ft²

All measurements are approximate and for display purposes only

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		

Address:
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 OL9 9SH

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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.