

# ALISTAIR STEVENS

## CHADDERTON



Offers Over £300,000

30 Chadderton Fold, Chadderton, OL1 2RR

- End Cottage
- Two Double Bedrooms
- Lounge
- Modern Kitchen
- Conservatory
- Utility Room
- Downstairs WC
- Two Private Parking Spaces
- Picturesque Location
- Viewing Is Highly Recommended



Situated in an idyllic and picturesque setting with open aspects to both front and rear is this high quality modern yet charming two double bedroom end cottage, within a semi rural location and ideal for local country walks yet within minutes of local schools and amenities, public transport links a short drive from the Northwest motorway network. Internally the property comprises of entrance porch, lounge, modern fitted kitchen, utility room, downstairs WC, conservatory, two double bedrooms and modern family bathroom. Externally to the front of the property there is private parking for two vehicles whilst to the rear is an enclosed garden with Indian stone paved patio areas and stoned area. The property further benefits from UPVC double glazing and gas central heating. In order to appreciate the space and quality on offer, a viewing is highly recommended.

### **Internal Accommodation**

Entrance Porch : Via a composite double glazed entrance door with Amtico flooring.

Lounge : With Amtico flooring, wall mounted electric fire, radiator and UPVC double glazed window.



Kitchen : With a range of wall and base units with granite worktops, Belfast sink unit, integrated oven and microwave, four ring gas hob, radiator, under stairs storage cupboard, Amtico flooring and opening to conservatory.



Utility Room : Plumbed for washing machine and dryer, built in cupboards, radiator and two Velux windows.



Downstairs WC: With WC and sink.

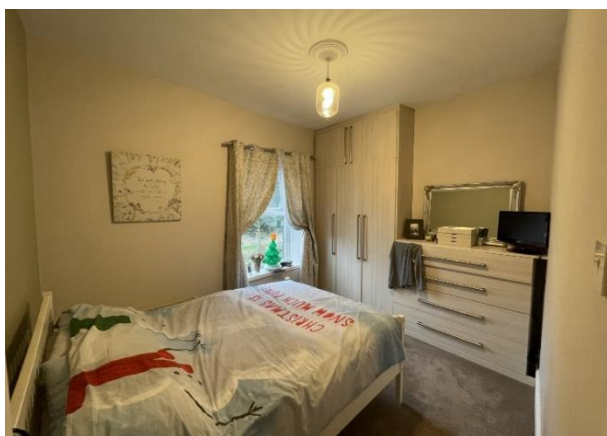
Conservatory : Of brick and UPVC construction with Amtico flooring, radiator and UPVC double glazed French doors leading to rear garden.



## **First Floor**

Landing : Access hatch with loft ladder.

Bedroom One : Front double bedroom with fitted wardrobes and drawers, radiator and UPVC double glazed window.





Bedroom Two : Rear double bedroom with built in cupboard, radiator and UPVC double glazed window.



Modern Family Bathroom: Comprising of bath with overhead shower, sink and WC, towel radiator, built in cupboard, laminate flooring, spotlights to ceiling and UPVC double glazed window.



## **Outside**

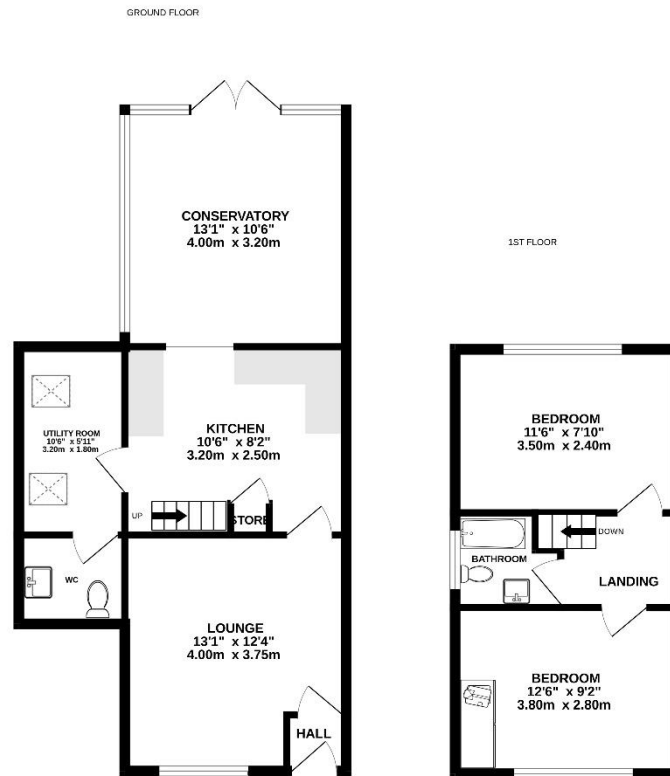
Externally to the front of the property there is private parking for two vehicles whilst to the rear is an enclosed garden with Indian stone paved patio areas and side stoned area.







## Floor plan



Address:  
519 Middleton Road  
Chadderton  
OL9 9SH

Tel: 0161 626 0333  
Email: [sales@aschadderton.com](mailto:sales@aschadderton.com)

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Please contact the office before viewing the property.

