

ALISTAIR STEVENS

CHADDERTON



Price £325,000

83 Cathedral Road, Oldham

- Semi Detached Property
- Three Double Bedrooms
- Good Size Lounge
- Extended Kitchen/Diner/Morning Room
- Family Bathroom & Shower Room
- Excellent Size Rear Garden
- Summer House
- Driveway Providing Off Road Parking
- Generous Plot Size
- Viewing Highly Recommended

Situated on a generous size plot and offering substantial living accommodation is this three double bedroomed, semi detached property situated in a popular residential area of Chadderton within easy access of excellent local schools and amenities, public transport links, Chadderton Park and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance hall, lounge, downstairs shower room, extended kitchen diner, morning room, three double bedrooms and family bathroom. Externally to the front of the property is a substantial block paved driveway providing ample off road parking, whilst to the rear of the property is a composite decked patio area, additional wooden decked patio, lawn garden, detached garage, summerhouse and shed, with the addition of gated side access. The property further benefits from UPVC double glazing and gas central heating with a new boiler, new roof and rewire in 2018, viewing of the property is highly recommended.

INTERNAL ACCOMMODATION:

ENTRANCE HALL: Via composite double glazed entrance door with built in storage cupboard, understairs storage cupboard, laminate flooring, radiator and spotlights to ceiling.



LOUNGE: With wooden flooring, radiator and UPVC double glazed window to front elevation.



DOWNSTAIRS SHOWER/UTILITY ROOM: Comprising of walk in shower, vanity sink unit and WC, spotlights to ceiling, plumbed for washing machine and dryer, radiator and UPVC double glazed window.



EXTENDED KITCHEN DINER:

DINING AREA: With laminate flooring, radiator and bi-fold double glazed doors to rear garden.



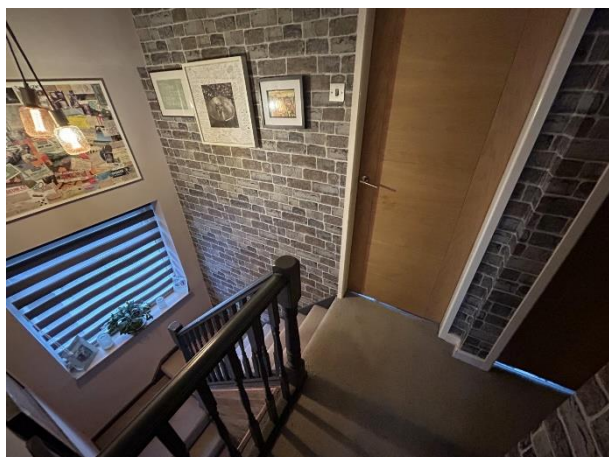
KITCHEN AREA: Modern range of wall and base units, composite work tops, breakfast bar, integrated dishwasher, fridge freezer and microwave, integrated double oven, five ring gas hob with wok burner in the middle and extractor hood above, radiator and spotlights to ceiling.



MORNING ROOM: With three UPVC double glazed windows and Velux window.



FIRST FLOOR: Landing with UPVC double glazed window.



BEDROOM ONE: Front double bedroom with walk in wardrobe, radiator and UPVC double glazed window.



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



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



BATHROOM: Comprising of a free standing bath, walk in shower, vanity sink unit and WC, radiator, spotlights to ceiling, two UPVC double glazed windows.



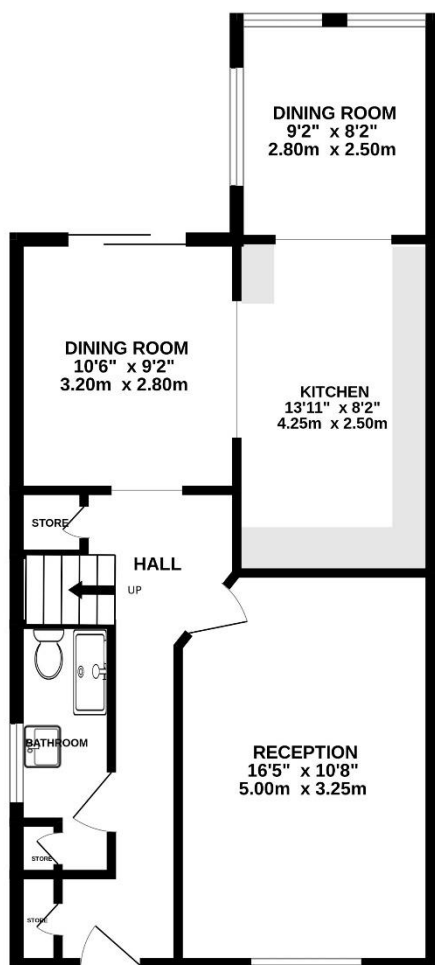
OUTSIDE: Externally to the front of the property is a substantial block paved driveway providing ample off road parking, whilst to the rear of the property is a composite decked patio area, additional wooden decked patio, lawn garden, composite detached garage, summerhouse and shed, with the addition of gated side access.



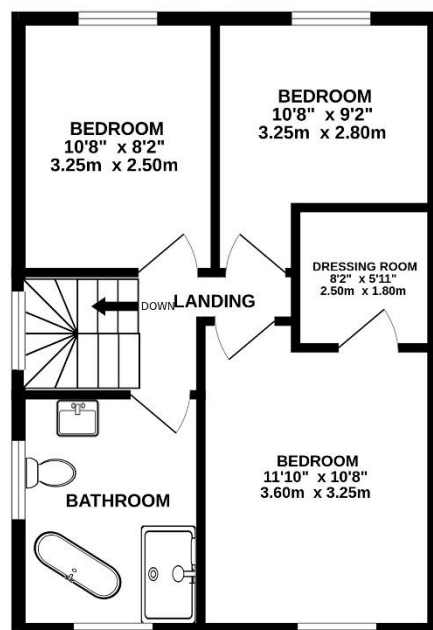


Floor Plan

GROUND FLOOR



1ST FLOOR



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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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.