



Price £290,000

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Selby Avenue, Chadderton

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- Link Detached Property
- Three Bedrooms
- Lounge
- Modern Kitchen
- Dining Room
- Modern Bathroom
- Attached Garage
- Enclosed Garden
- Popular Residential Area
- Viewings Are Highly Recommended



Situated in a popular and convenient area of North Chadderton is this extended three bedroom, link detached property which comprises briefly of entrance, kitchen, lounge, dining room, three bedrooms (two doubles) and modern bathroom WC. Externally to the front is lawn garden area with block print driveway, leading to an attached garage with up and over door, power and lighting whilst to the rear is a enclosed garden with lawn, paved patio, shrubs, trees and boundary fencing. This property benefits from gas central heating, UPVC double glazing and is located ideally for excellent local schools and amenities, public transport links and a short drive from the Northwest Motorway network. In order to appreciate the space and quality on offer, a viewing is highly recommended.

#### INTERNAL ACCOMMODATION :

**ENTRANCE :** Via a UPVC double glazed entrance door.

**KITCHEN :** With a modern range of wall and base units, intergrated four ring gas hob and extractor hood above, intergrated double oven and wine cooler, Belfast sink with mixer tap, work surfaces, tiled splashback, space for fridge freezer, plumbed for washing machine and dishwasher, tiled flooring and two UPVC double gazed windows to front elevation.



**LOUNGE :** Large reception room with feature fireplace and surround, stairs leading to first floor, radiator and internal bi-fold doors.



**DINING ROOM :** Second reception room with laminate flooring, radiator and UPVC double glazed doors leading to garden.



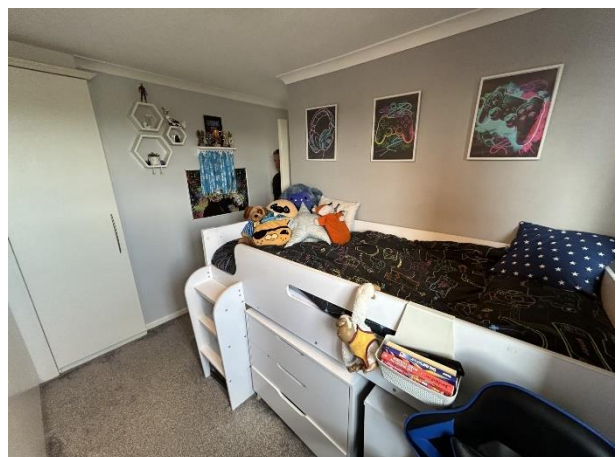
**FIRST FLOOR :**

**LANDING :** Large landing with loft access hatch, radiator and UPVC double glazed window to the side.

**BEDROOM ONE :** Front double bedroom with built storage via wardrobes, radiator and UPVC double glazed window to the front



**BEDROOM TWO :** Rear double bedroom with built-in wardrobes, radiator and UPVC double glazed window.





**BEDROOM THREE :** Rear single bedroom with built in wardrobe, radiator and UPVC double glazed window.



**BATHROOM WC :** Comprising of bath with overhead shower of mixer tap, sink and WC, heated chrome towel rail, part tiled walls, panel ceiling with inset spotlights and UPVC double glazed window.

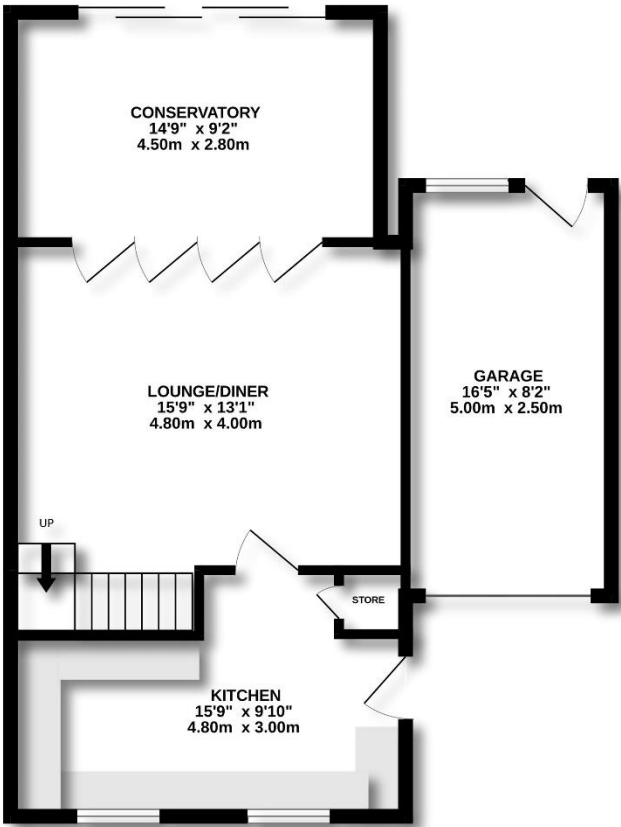


**OUTSIDE :** Externally to the front is lawn garden area with block print driveway, leading to an attached garage with up and over door, power and lighting whilst to the rear is a enclosed garden with lawn, paved patio, shrubs, trees and boundary fencing.

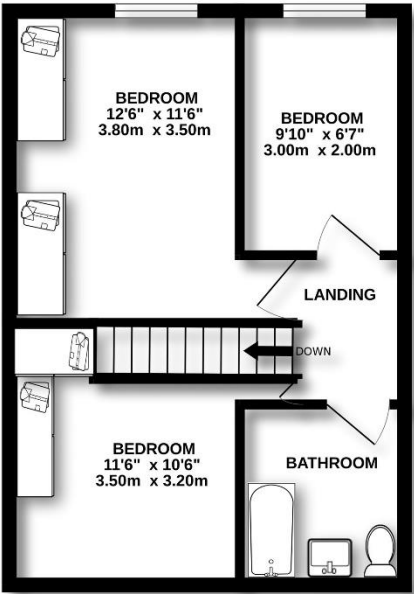


# Floor Plan

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		87 B
69-80	C	74 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.