

# ALISTAIR STEVENS

CHADDERTON



Price £260,000

19 Atherley Grove, Oldham, OL9 8DD

- Semi Detached Property
- Three Generous Bedrooms
- Open Plan Lounge/Dining Room
- Modern Fitted Kitchen
- Second Reception Room
- Modern Family Bathroom
- Low Maintenance Garden Areas
- Driveway Providing Off Road Parking
- Gated Side Access
- Viewing Highly Recommended

This well presented extended three bedroomed semi detached property offers excellent size family living accommodation and is situated in a popular residential area within easy access of excellent local schools and amenities, public transport links and a short drive from Chadderton/Oldham centres as well as the Northwest motorway network. Internal accommodation briefly comprises of entrance porch, entrance lounge, open plan lounge/dining room, modern fitted kitchen, second reception room, three generous bedrooms and modern family bathroom. Externally to the front of the property there is a low maintenance Indian stone garden with trees, shrubs and low boundary walls with gated shared access driveway to the side. To the rear of the property is a block paved garden with brick built storage shed, gated side access and boundary fencing. The property further benefits from gas fired central heating and double glazing. Viewing of the property is highly recommended.

#### Internal Accommodation:

**Entrance:** Front porch of brick and UPVC construction with UPVC double glazed entrance door and inner double glazed door leading to entrance vestibule with stairs to first floor.

**Lounge/Dining Room:** A good size reception room with wooden flooring throughout, feature gas fire and surround, UPVC partially leaded double glazed bay window to the front and UPVC double glazed sliding door to the rear leading to second reception room.



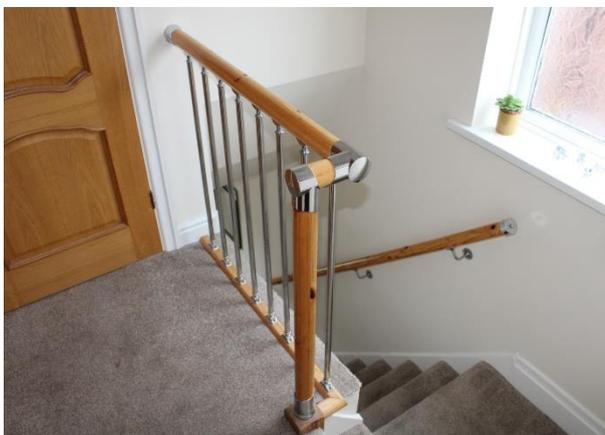
**Kitchen:** Modern kitchen with a range of wall and base units including new work surfaces along with four ring gas hob and extractor hood above, one and a half bowl stainless steel sink unit with mixer tap, plumbed for washing machine and dishwasher, wooden flooring, tiled splash backs. space for fridge freezer, UPVC double glazed window to the rear and UPVC double glazed door leading to the side of the property.



**Second Reception Room:** With wooden flooring, double glazed skylight, UPVC double glazed windows to the sides and rear as well as UPVC double glazed door leading to the rear garden.



**Landing:** With loft access hatch and UPVC double glazed window to the side.



**Bedroom One:** Rear double bedroom with ample built in storage with wardrobes and over head cupboards, radiator and UPVC double glazed window to the rear.



**Bedroom Two:** Front double bedroom with ample built in wardrobes and overhead cupboards, radiator and UPVC partially leaded double glazed bay window to the front.



**Bedroom Three:** Spacious third bedroom with wooden flooring, free standing wardrobe, radiator and UPVC double glazed window to the rear.



Family Bathroom: Modern suite comprising of bath with overhead shower, sink and WC, tiled walls and floor, towel rail, radiator and UPVC double glazed window to the front.

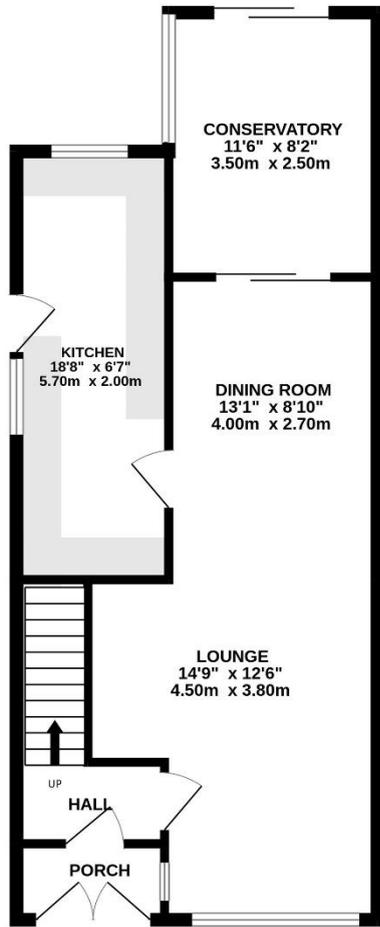
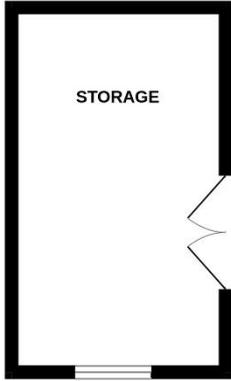


Outside: Externally to the front of the property there is a low maintenance Indian stone garden with trees, shrubs and low boundary walls with gated shared access driveway to the side. To the rear of the property is a block paved garden with brick built storage shed, gated side access and boundary fencing.

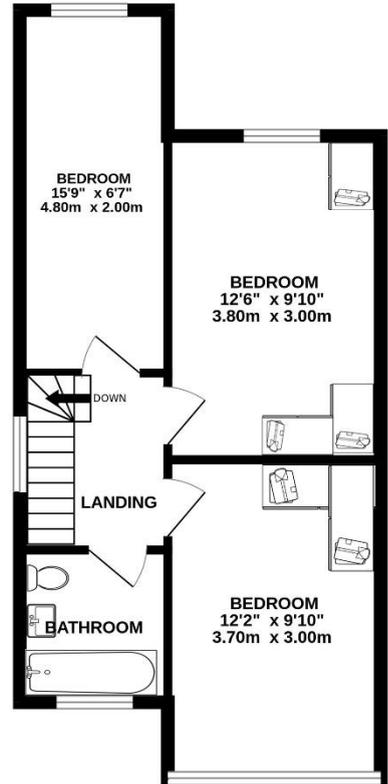


# Floor Plan

GROUND FLOOR



1ST FLOOR

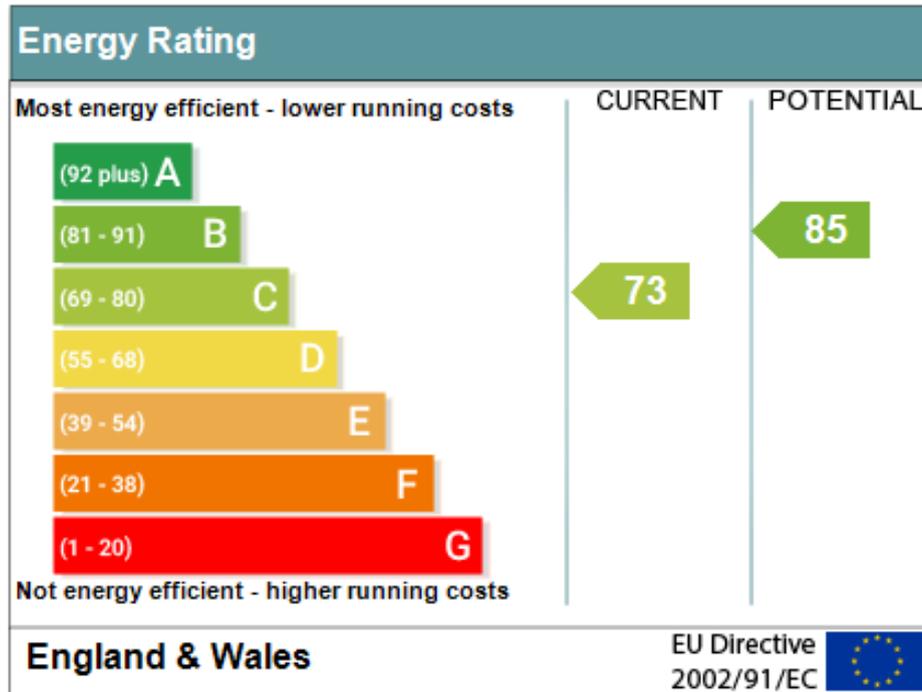


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

Address: 19 Atherley Grove, Chadderton, OLDHAM, OL9 8DD

RRN: 0038-3931-0209-4897-9200



Address:  
519 Middleton Road  
Chadderton  
OL9 9SH

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

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.