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33 Robinson Street, Chadderton



- Very Well Presented Two Bed Mid Terraced
- Gas Central Heated / uPVC Double Glazed Windows
  - Lounge / Dining Kitchen
  - Three-piece Bathroom
- Enclosed Rear Patio/Garden

£160,000

Very well presented two bed mid terraced property with a well maintained rear enclosed patio garden. Briefly comprising of gas central heating, uPVC double glazed windows, vestibule entrance, lounge and dining kitchen. The first floor affords two bedrooms and a three-piece bathroom. Externally opening out to the street from the front and to the rear is a good-sized enclosed patio garden with a timber shed at the foot. Situated in the popular area of Chadderton with easy access to local shops and facilities, transport links and the M60 motorway network.

## **GROUND FLOOR**

### **VESTIBULE**

Vestibule entrance leading to....

### **LOUNGE**

4.42m x 4.06m (14'6" x 13'3")

Front aspect with feature fire surround, coved ceiling, T.V point, laminated wooden flooring and radiator.



### **DINING KITCHEN**

4.46m x 3.40m (14'7" x 11'1")

Rear aspect with a range of wall and base units incorporating one and a half bowl resin sink, gas hob with extractor above, built in electric oven, vinyl flooring and staircase rising to the first floor. External access.



## **FIRST FLOOR**

### **BEDROOM 1**

4.36m x 4.09m (14'3" x 13'5")

Front aspect with fitted wardrobes, carpet flooring and radiator.



### **BEDROOM 2**

3.998m x 2.82m (13'1" x 9'3")

Rear aspect with carpet flooring and radiator.



### **BATHROOM**

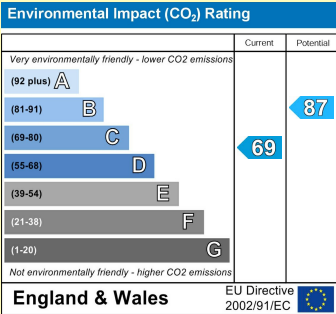
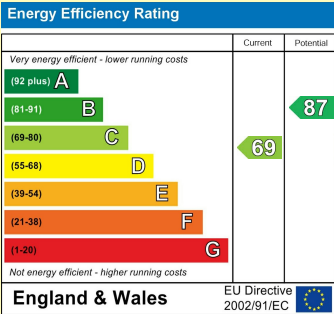
Three-piece bathroom comprising of bath with shower over, vanity wash-basin with cupboard below, low-level W.C, part tiled walls and radiator.





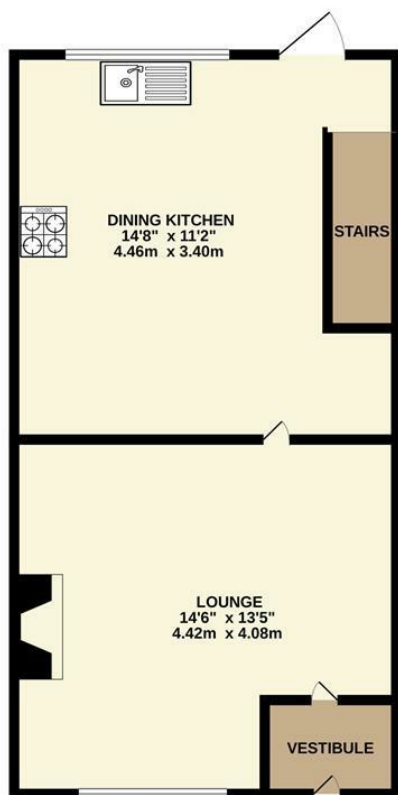
OUTSIDE

Opening on to the street from the front. To the rear is a good-sized enclosed patio garden with a timber shed at the foot.



PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only**

GROUND FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TWO BED TERRACED

TOTAL FLOOR AREA: 805 sq.ft. (74.8 sq.m.) approx.

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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