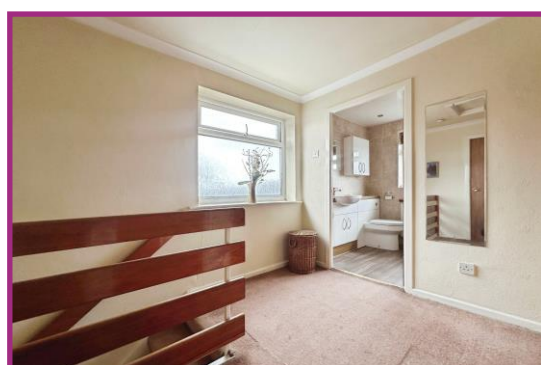




Independent Estate Agents Est. 1982
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LINDALE AVENUE, CHADDERTON. OL9 9DW



- Three Bedroom Semi Detached
- Integral garage
- Driveway
- Utility Room
- No Onward Chain Delay
- Ideal Family Home
- Popular Residential Area
- Early Viewing Advised



OIRO £275,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents are delighted to bring to market this three bedroom semi-detached family home, situated within a popular and well-established residential area. Offering generous accommodation together with excellent potential for a purchaser to modernise and create a home to their own individual taste, this property would be particularly well suited to a growing family. There is also potential to extend or further enhance the existing accommodation, subject to obtaining any necessary planning permissions and consents. The location is particularly convenient, with a range of local amenities, well-regarded schools and Oldham College all within easy reach. Excellent transport connections also provide convenient access towards Manchester and the surrounding areas, making this an ideal position for commuters and families alike. The accommodation briefly comprises an entrance porch leading into the hallway, a comfortable lounge and a spacious dining kitchen providing an excellent everyday family living and entertaining space. There is also a useful utility room together with an integral garage, offering further practicality and potential. To the first floor there are three bedrooms and a shower room, providing well-proportioned accommodation for family living. Externally, the property benefits from a driveway to the front providing off-road parking and leading to the integral garage. There are well-maintained gardens to both the front and rear, with the rear garden offering an excellent outdoor space for relaxing, entertaining or for children to enjoy. With its popular location, family-sized accommodation and considerable potential to personalise and improve, this is a property that warrants early inspection. Internal and early viewing is highly recommended to fully appreciate the accommodation and potential on offer. Contact Cardwells Estate Agents in Bury on 0161 761 1215 to arrange an accompanied viewing.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch UPVC double glazed door as windows. Door leading to hallway.

Hallway Stairs to first floor. Ceiling light point. Radiator.

Lounge 16' 1" x 13' 1" (4.89m x 4.0m) Double glazed hardwood window. Ceiling light point. Archway to dining area.

Kitchen/Diner 15' 11" x 9' 3" (4.86m x 2.83m) Two UPVC double glazed windows. Radiator. Two ceiling light points. Under stairs storage cupboard. A range of wall and base units with stainless steel sink and drainer. Gas hob, double electric oven and extractor hood. Integrated dishwasher. Door to utility room.

Utility room 8' 9" x 5' 9" (2.67m x 1.75m) UPVC double glazed window and door. Door to integral garage. Base units and worktop. Plumbed for washing machine. Space for dryer and fridge freezer. Wall mounted combination boiler. Ceiling light point. Radiator.

Integral Garage 16' 0" x 8' 8" (4.87m x 2.63m) Power and lighting. Up and over door to front.

First Floor Landing

Shower Room 6' 8" x 5' 6" (2.03m x 1.67m) UPVC double glazed window. Radiator. Spotlighting. Shower enclosure with overhead thermostatic shower. Low flush wc. Vanity wash hand basin and storage. Wall tiling.

Bedroom 1 13' 1" x 9' 0" (4.0m x 2.74m) Hardwood double glazed window. Radiator. Ceiling light point. Fitted wardrobes.

Bedroom 2 10' 3" x 6' 10" (3.13m x 2.08m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes.

Bedroom 3 6' 7" x 6' 4" (2.01m x 1.94m) Hardwood double glazed window. Radiator. Ceiling light point. Over stairs storage cupboard.

Externally To the front a paved driveway leading to an integral garage with up and over door. Laid to lawn garden with planted borders. To the rear, a paved patio area, laid to lawn garden with planted borders.

Tenure We have been advised the property is of a leasehold nature, with approximately 65 years remaining. Please note that our client has made enquiries into a lease extension or purchasing the freehold

Viewing Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

Council Tax The property is situated in the Borough of Oldham and is therefore liable for Oldham Council Tax. The property is C rated which is at an approximate annual cost of £2,313 (at the time of writing).

Disclaimer This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and

monitored by Chartered Accountants. Cardwells estate Agents Bury are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). "Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd"

