



Price £375,000

33 Chichester Crescent, Chadderton, OL9 0RW

- Extended Detached Bungalow
- Three Double Bedrooms
- Lounge
- Modern Kitchen Diner
- Modern Shower Room WC
- Ample Off Road Parking
- Large Plot Size
- Well Presented Gardens
- Sought After Location
- Viewings Highly Recommended

Situated in a quiet and convenient area of North Chadderton is this well presented extended three double bedroom detached bungalow which offers excellent family living accommodation in the form of entrance hall, lounge, modern kitchen, utility room, modern shower room and three double bedrooms. Externally, to the front is a long granite block driveway providing off road parking for multiple cars and a well maintained lawn garden with shrubs, flower borders and boundary walls. To the rear is a low maintenance flagged patio, boundary fencing and detached brick built summer house with light and power. This property is ideally located for excellent local schools and amenities such as Chadderton Hall Park, public transport links including Mills Hill trainstation and is just a short drive from the Northwest motorway network. In order to fully appreciate the space and quality on offer, a viewing is highly recommended.

Internal Accommodation

Entrance : Via a double glazed entrance door leading to entrance hall with radiator, wooden flooring and built in storage cupboard.



Lounge : Large rear reception area with wooden flooring, radiator and opening to kitchen.



Modern Kitchen : Fitted with a range of modern wall and base units, kitchen island/breakfast bar, space for six ring range gas cooker with extractor hood above, space or refrigerator, porcelain sink unit with mixer tap, tiled flooring, double glazed skylight, double glazed window to the rear and double glazed bifolding doors to rear garden.



Utility Room : With modern wall and base units, plumbed for washing machine and dryer, stainless steel sink unit with mixer tap, radiator, tiled floor and double glazed window to the rear.



Bedroom Three : Double bedroom currently used as a reception room with wooden flooring, radiator, double glazed window and double glazed skylight.



Bedroom One : Front double bedroom with ample built in wardrobe space, radiator, wooden flooring and double glazed window.



Bedroom Two : Second double bedroom with laminate flooring, radiator, space for wardrobe and double glazed window.



Modern Shower Room : Three piece suite with walk in shower and shower off mixer tap, vanity sink and WC, tiled walls and floor, heated chrom towel rail and double glazed window to the side.



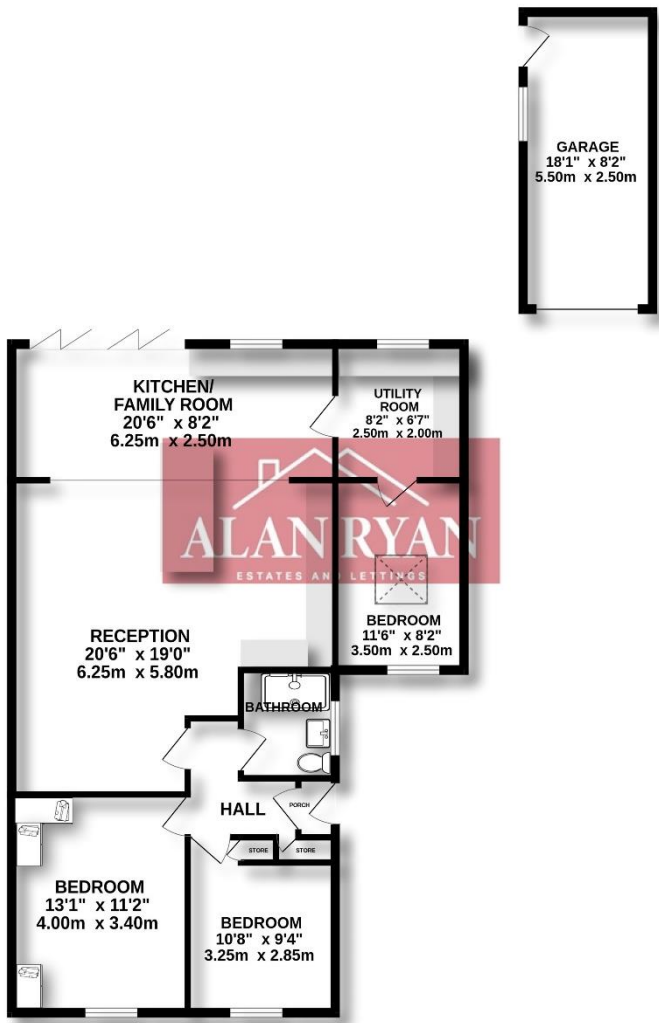
Outside

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Floor Plan

GROUND 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		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Please contact the office before viewing the property.