



**Price £180,000**

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**10 Fern Street, Chadderton**

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- Mid Terrace Property
- Two Bedrooms
- Lounge
- Modern Fitted Dining Kitchen
- Modern Family Bathroom
- Enclosed Rear Garden
- Well Presented Throughout
- Popular Residential Area
- Ideal For FTB/Investor
- Viewings Are Highly Recommended

This well presented two double bedroom mid-terraced property is an ideal starter home which offers ideal family living accommodation, and is situated within easy access of excellent local schools and local amenities, public transport links and a short drive from the Northwest motorway network. Internal accommodation comprises of an entrance porch, lounge, dining kitchen, two double bedrooms and a family bathroom. Externally to the rear of the property is a flagged garden with a flagged patio area and gated rear access. The property further benefits from gas central heating and double glazing and is ideal for first time buyers or property investors. Viewing the property is highly recommended.

#### INTERNAL ACCOMMODATION :

ENTRANCE : Via a UPVC composite door.



LOUNGE : With radiator and UPVC double glazed window.

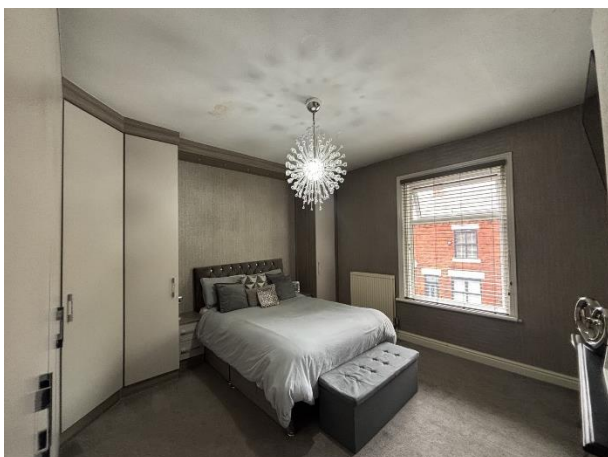


**DINING KITCHEN :** A generous sized dining kitchen with a range of wall and base units, integrated oven with four ring gas hob with extractor hood above, stainless steel sink unit with mixer tap,plumbed for washing machine and dishwasher, laminate flooring, UPVC double glazed window and UPVC double glazed door leading to rear garden.



**LANDING :**

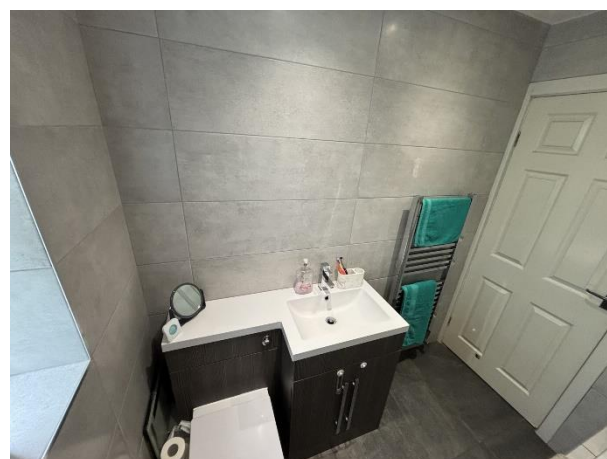
**BEDROOM ONE :** Generous sized, front, double bedroom with fitted wardrobes, radiator and UPVC double glazed window.



**BEDROOM TWO** : Rear single bedroom with fitted wardrobes, built in storage cupboard, radiator and UPVC double glazed window.



**BATHROOM** : Comprising of bath with overhead shower, vanity sink unit and WC, towel radiator, tiled walls and floor and UPVC double glazed window.



**OUTSIDE** : . Externally to the rear of the property is a flagged garden with a flagged patio area and gated rear access.



Floorplan- To be added

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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.