





This is a well presented, spacious, modern semi-detached house situated in a popular location just off Fold Green within easy reach of all local amenities, Chadderton centre and only a short drive to the North West motorway connections. Accommodation briefly comprises of: entrance hallway, lounge, dining/kitchen, conservatory, three bedrooms and a family bathroom all with the benefit of gas central heating and uPVC double glazing. Externally there are gardens to both the front and rear with a driveway and garage providing off road parking. There is also vehicular access to the rear via double gates. Viewing comes highly recommended.

ENTRANCE HALLWAY

With front entrance door, fitted carpeting, radiator, storage cupboard, staircase leading to the first floor.

LOUNGE

13' 0" x 15' 4" (3.96m (max) x 4.67m) With front aspect uPVC double glazed window, fitted carpeting, radiator, TV point.

KITCHEN/DINER

16' 0" x 9' 5" (4.88m x 2.87m) With a range of modern fitted wall and base units, worktops, gas hob, eye level double oven, extractor fan, one and a half bowl sink unit with mixer tap, integrated white goods, uPVC double glazed window and uPVC double glazed French doors leading into the rear garden.

CONSERVATORY

uPVC double glazed and brick construction with fitted carpeting, radiator, French doors leading into the rear garden.

LANDING

With fitted carpeting, access via a pull down ladder to a boarded loft with power.

BEDROOM ONE

8' 9" x 12' 8" (2.67m x 3.86m) With front aspect uPVC double glazed window, laminate floor covering, radiator.

BEDROOM TWO

8' 9" x 10' 5" (2.67m x 3.18m) With rear aspect uPVC double glazed window, fitted carpeting, radiator.

BEDROOM THREE

7' 0" x 9' 6" (2.13m x 2.9m) With front aspect uPVC double glazed window, fitted carpeting, radiator, storage cupboard.

BATHROOM

6' 8" x 5' 5" (2.03m x 1.65m) Fitted with a three piece suite in white comprising of: panelled bath with shower over, wash hand basin with storage cupboard below, low level w.c., fully tiled walls, radiator, obscure uPVC double glazed window.

EXTERNALLY

To the front of the property there is a garden with lawn, mature shrubs and trees with a driveway to the side providing off road parking leading to a detached single garage with utility room to the rear. The enclosed rear garden has a lawn area, mature trees and shrubs, patio area, boundary fencing and double gates for vehicular access.

ADDITIONAL INFORMATION

TENURE: Freehold - Solicitor to confirm details.

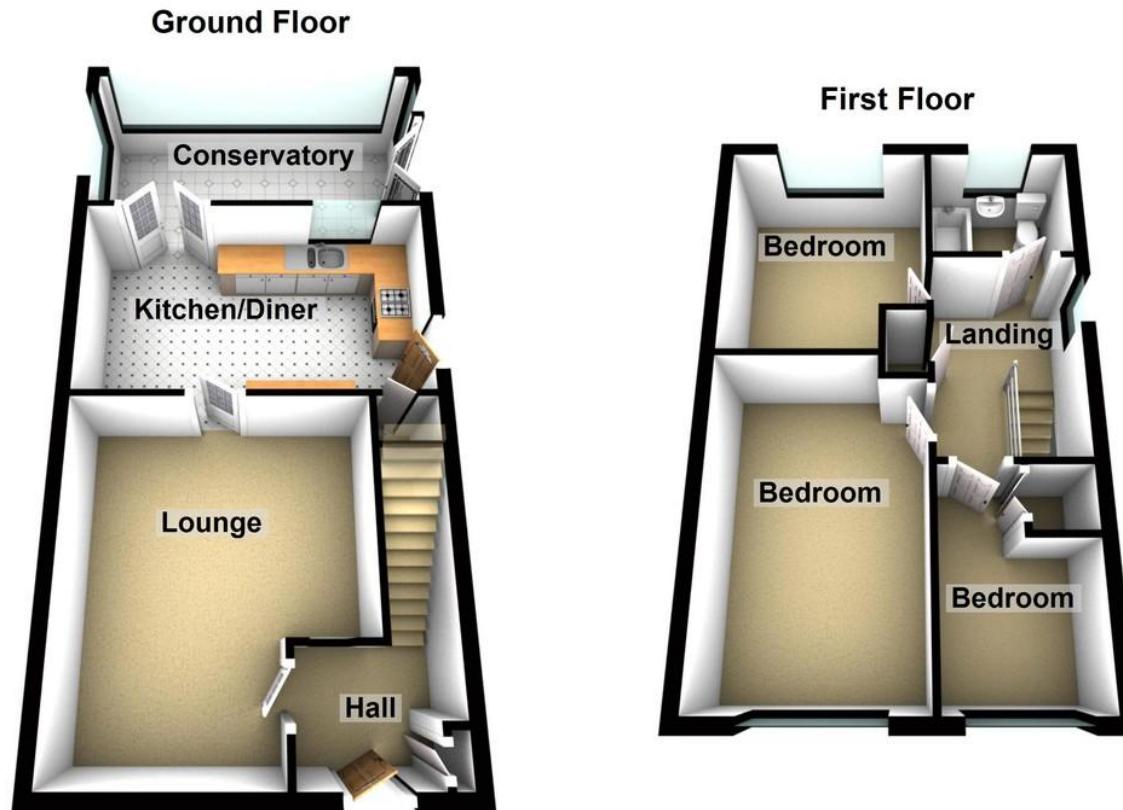
COUNCIL BAND: C

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

AGENTS NOTE

Whilst every care has been taken to prepare these sales particulars they are for guidance purposes only. Potential buyers should fully investigate any issues that maybe personally important to them prior to completion. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Fixtures and Fittings stated as included in the property are based on achieving the asking price.





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