mcgowan homes

209 Coalshaw Green Road, Chadderton

- Delightful Two Bed Mid Garden Terraced
- Gas Central Heated / Double Glazed
- Lounge And Dining Kitchen
- Three-Piece Shower Room
- Walled And Paved Front Garden / Rear Patio Garden
- Parking Area Accessible From The Rear

£160,000

Delightful two bed garden terraced in immaculate order throughout. Briefly comprising of gas central heating, double glazed windows, lounge and dining kitchen to the ground floor. The first floor affords two bedrooms and a three-piece shower room. Externally to the front is a walled and paved garden and to the rear an enclosed hard-standing patio garden. There is also a useful parking area which is accessible from the rear. Situated in the well regarded area of Chadderton perfectly placed for access to local shops and facilities, transport links and within close proximity to the M60 motorway network.

GROUND FLOOR

VESTIBULE
Vestibule entrance leading to...

LOUNGE
4.254m x 3.91m (13'11" x 12'9")
Front access with gas fire set within feature surround, laminated wooden flooring, T.V point, coved ceiling and radiator. Access to staircase rising to the first floor and dining kitchen.

DINING KITCHEN
4.13m x 4.020m (13'6" x 13'2")
Rear aspect with a range of wall and base units incorporating one and a half bowl stainless steel sink, electric hob and oven with extractor above, space and plumbing for an automatic washing machine, space and plumbing for an automatic washing machine, under-stair storage, tiled flooring and external access.

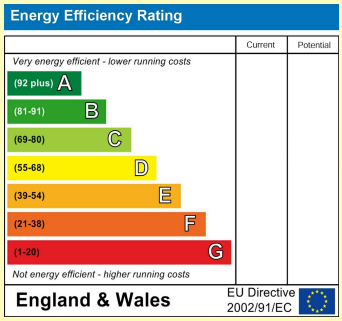
FIRST FLOOR

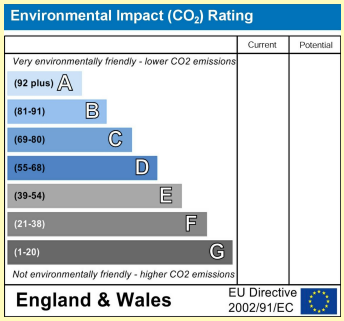
BEDROOM 1
4.21m x 3.89m (13'9" x 12'9")
Front aspect with fitted cupboard, carpet flooring and radiator.

BEDROOM 2
3.52m x 2.39m (11'6" x 7'10")
Rear aspect with carpet flooring and radiator.

SHOWER ROOM

Three-piece shower room comprising of shower cubicle, sink unit with fitted cupboard below, low-level W.C, "Aquqa-board" clad walls, tile flooring and heated towel rail.





OUTSIDE

Externally to the front is a walled and paved garden and to the rear an enclosed hard-standing patio garden.

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
396 sq.ft. (36.8 sq.m.) approx.

1ST FLOOR
370 sq.ft. (34.3 sq.m.) approx.

TWO BED MID TERRACED

TOTAL FLOOR AREA : 766 sq.ft. (71.1 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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