



Chadderton Park Road

Chadderton, Oldham

£355,000

- Semi-Detached Family Home
- Four Bedrooms, Master En-Suite
- Three Reception Rooms
- Fitted Kitchen & Utility Room
- Driveway & Garage
- Low Maintenance Rear Garden
- Popular & Convenient Location
- EPC Rating - D



Located on the sought after Chadderton Park Road is this impressive, extended, four bedroom, semi-detached, family home. Accommodation internally comprises of: entrance hallway, lounge, dining room/second lounge, living room, kitchen/breakfast room, utility/cloakroom, landing, four bedrooms (master with en-suite and dressing area) and a family bathroom. Externally there is a driveway and garage providing off road parking and gardens to the front and rear. The property is ideally located close to well regarded local schools, shops, amenities, public transport links and just a short drive to the North West motorway connections.

ENTRANCE HALLWAY

17' 9" x 11' 6" (5.41m x 3.51m) With original front door, tiled floor covering, radiator, picture rail, coved ceiling, under stairs storage cupboard, BT point, meters cupboard.

LOUNGE

13' 7" x 10' 9" (4.14m x 3.28m) With front aspect double glazed window, fireplace with original fire, wood surround and tiled hearth, picture rail, coved ceiling, tiled floor, TV point.

DINING ROOM/SECOND LOUNGE

20' 7" x 9' 3" (6.27m x 2.82m) With tiled floor, large Velux window, wooden triple folding doors, spotlights, two radiators, vaulted ceiling.

LIVING ROOM

11' 0" x 11' 5" (3.35m x 3.48m) With uPVC double glazed Box window, fitted carpeting, radiator, original fireplace with open fire, picture rail, coved ceiling, TV point.

KITCHEN/BREAKFAST ROOM

20' 11" x 12' 0" (6.38m x 3.66m) Fitted with Shaker style wall and base units, Butchers Block worktops, small Butchers Block island, Belfast sink, tiled splash backs, integrated dishwasher, Range cooker, under lights, spotlights, vinyl floor covering, radiator, uPVC double glazed window.

UTILITY/CLOAKROOM

11' 13" x 6' 5" (3.68m x 1.96m) With tiled floor covering, low level w.c., wash hand basin, storage cupboard, radiator.

LANDING

With cupboard housing the Baxi combi boiler, access via a wooden ladder to a part boarded loft with light and power.

BEDROOM ONE

13' 7" x 11' 8" (4.14m x 3.56m) With front aspect uPVC double glazed window, fitted carpeting, radiator.

DRESSING ROOM

9' 2" x 3' 8" (2.79m x 1.12m) With fitted carpeting.

ENSUITE

8' 5" x 7' 0" (2.57m x 2.13m) Fitted with a three piece suite in white comprising of: shower cubicle, wash hand basin, low level w.c., vinyl floor covering, radiator, spotlights, radiator, obscure uPVC double glazed window with fitted blind.

BEDROOM TWO

14' 0" x 11' 5" (4.27m x 3.48m) With front aspect uPVC double glazed Box window, fitted carpeting, radiator, picture rail, cast fireplace.

DRESSING AREA

5' 8" x 2' 7" (1.73m x 0.79m)

BEDROOM THREE

13' 8" x 11' 0" (4.17m x 3.35m) With rear aspect uPVC double glazed window, cast fireplace, fitted carpeting, radiator.

BEDROOM FOUR

9' 5" x 8' 4" (2.87m x 2.54m) With front aspect uPVC double glazed window, laminate floor covering, radiator.

BATHROOM

7' 1" x 6' 4" (2.16m x 1.93m) Fitted with a three piece suite in white comprising of: panelled bath with shower over, wash hand basin, low level w.c., fully tiled walls and floor, spotlights, chrome towel radiator, obscure uPVC double glazed window.

GARAGE

13' 7" x 8' 8" (4.14m x 2.64m) With up and over door, light, power, door into the house.

EXTERNALLY

To the front of the property there are steps leading to the front door. The rear garden is fully flagged with a raised decked area, boundary fencing and outside lighting.

ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

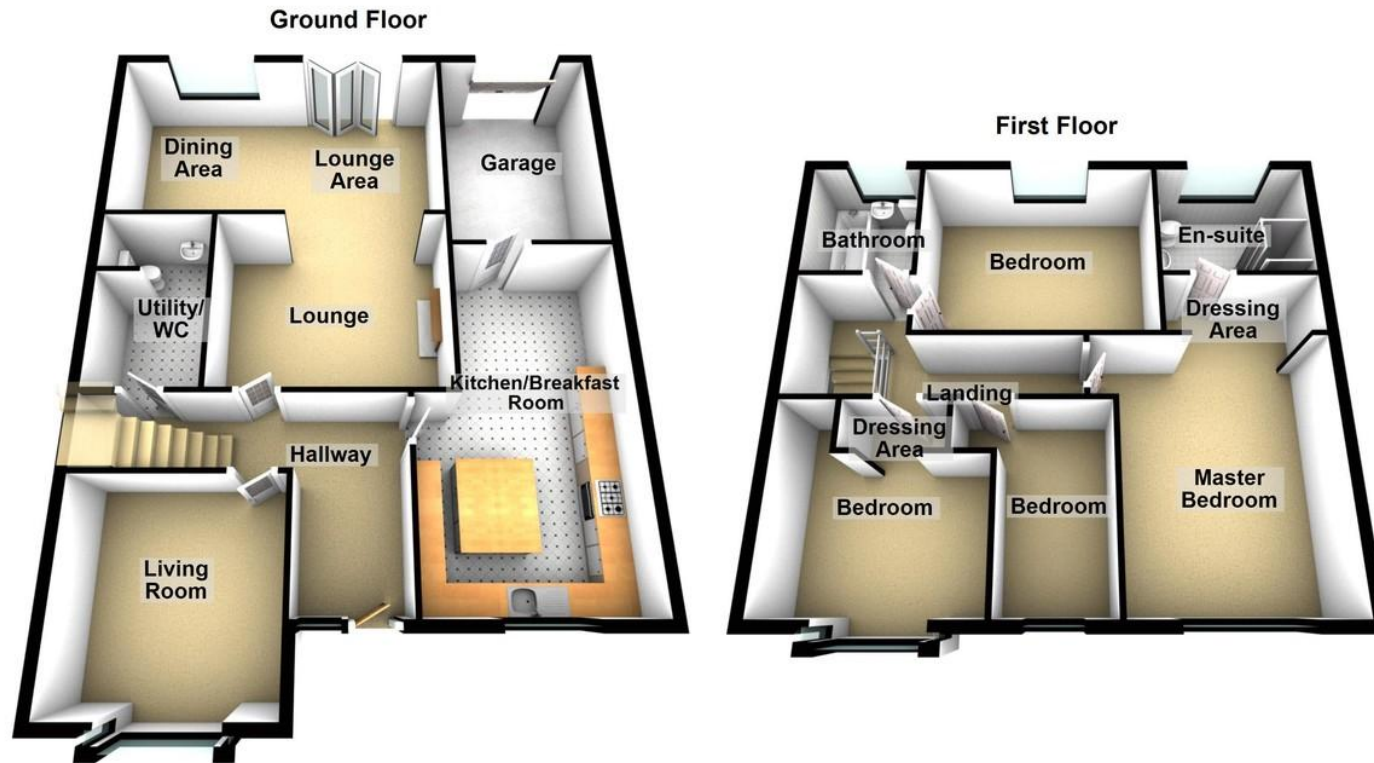
COUNCIL BAND: D

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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