



Nordens Drive, Chadderton, Oldham

£675,000



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Kirkham property are pleased to offer a rare opportunity to purchase a large six bedroom detached residence in one of Chadderton's most sought after areas offering a superb versatile family home. Available for sale with NO CHAIN and therefore VACANT POSSESSION and situated on a little private road. The property has approximately 2733 square foot of living space and briefly comprises of entrance hallway, sun room, lounge, bedroom five (currently used as a sitting room) , dining room, kitchen, two double bedrooms (one with ensuite) and a family bathroom to the ground floor and to the first floor are three further double bedrooms (one bedroom s currently used as a sitting room).





Kirkham property are pleased to offer a rare opportunity to purchase a large six bedroom detached residence in one of Chadderton's most sought after areas offering a superb versatile family home. Available for sale with NO CHAIN and therefore VACANT POSSESSION and situated on a little private road. The property has approximately 2733 square foot of living space and briefly comprises of entrance hallway, sun room, lounge, bedroom (currently used as a sitting room), dining room, kitchen, two double bedrooms (one with en-suite) and a family bathroom to the ground floor and to the first floor are three further double bedrooms (one bedroom is currently used as a sitting room). The property had ample storage across both floors. Externally the property sits on a large plot (approximately 7821 square feet) with lawn area accessed by electronic gates with gardens on all sides, storage shed, a block paved drive with parking for numerous cars leading to a single garage. The property benefits from gas central heating that can be controlled via a remote control there are electric shutters on all doors and windows that are controlled by remote control apart from entrance porch and CCTV covering all external areas of the property. Internal viewing comes highly recommended to appreciate the size and quality of the accommodation on offer.



SUN ROOM

4.78m x 1.75m (15'8" x 5'9")

With uPVC entrance door, laminate floor covering, dado rail, radiator, spotlights, uPVC double glazed windows.



LOUNGE

4.57m x 5.79m (15'0" x 19'0")

Bright and airy room with two large uPVC double glazed windows and uPVC double glazed patio doors leading into the rear garden, feature fire with surround and hearth, coved ceiling, dado rail, laminate floor covering, radiator.

KITCHEN

3.15m x 5.05m (10'4" x 16'7")

Fitted with a good range of wall and base units, worktops, splash back tilting, Belling Aga style freestanding cooker with stainless steel extractor above, one and a half bowl stainless steel sink unit with mixer taps, radiator, uPVC double glazed window.

UTILITY / PANTRY

With uPVC double glazed door leading into the rear garden.



SITTING ROOM

3.53m x 3.58m (11'7" x 11'9")

With laminate floor covering, coved ceiling, radiator, TV point, uPVC double glazed window.

DINING ROOM

2.74m x 2.21m (9'0" x 7'3")

With laminate floor covering, coved ceiling, dado rail, radiator, uPVC double glazed window.

BEDROOM

3.81m x 4.67m (12'6" x 15'4")

Double bedroom with fitted carpeting, fitted wardrobes, radiator, two uPVC double glazed windows.



EN-SUITE SHOWER ROOM

Fitted with a modern three piece suite in white comprising of: double shower, low level w.c., wash hand basin with vanity unit below, fully tiled walls and floor, chrome towel radiator, obscure uPVC double glazed window.

BEDROOM

3.53m x 3.66m (11'7" x 12'0")

With laminate floor covering, fitted wardrobes, radiator, uPVC double glazed window.

BATHROOM

Fitted with a four piece suite comprising of: wash hand basin with storage cupboard below, low level w.c., bidet, tiled bath, fully tiled walls and floor, radiator, two obscure uPVC double glazed windows.





LANDING

With uPVC double glazed window, storage cupboard, fitted carpeting, coved ceiling, dado rail.

SITTING ROOM

3.96m x 4.88m (13'0" x 16'0")

With fitted carpeting, spotlights, radiator, two uPVC double glazed windows.

INNER HALLWAY

With fitted carpeting, storage cupboards, radiator.

BEDROOM

4.57m x 4.27m (15'0" x 14'0")

Double bedroom with uPVC double glazed window, fitted carpeting, fitted wardrobes, radiator.

BEDROOM

3m x 3.43m (9'10" x 11'3")

Double bedroom with uPVC double glazed window, fitted carpeting, radiator.

SHOWER ROOM

Modern three piece suite comprising of: shower cubicle, low level w.c., wash hand basin, full tiled walls and floor, heated chrome towel radiator, obscure uPVC double glazed window.

GARAGE

With up and over electric door controlled with a remote control, security lighting covering the garage.

EXTERNALLY

There are gardens to all four sides of the property and the property is situated on a good size plot measuring approximately 7821 square feet with lawn areas, mature trees and shrubs. To the front there are electric gates leading to a block paved driveway providing off road parking for numerous cars which leads to a single garage.

ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: G - Please note these are subject to change occasionally, so we advise you make your own checks with the local council

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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