



Laburnham House, Chadderton Heights, Healds Green, Chadderton

£750,000



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Laburnham House, Chadderton Heights, Healds Green, Chadderton

PART EXCHANGE CONSIDERED A rare opportunity to purchase a brand new, individually designed and built, detached property situated on the top of the hill at Chadderton Heights with panoramic views in this beautiful rural setting. The property provides super family accommodation and must be viewed to appreciate the size and quality of accommodation on offer along with the stunning location. This is a high specification property with many interesting and modern features. There is an air source heating system with underfloor heating to the ground floor and radiators at first floor. Externally set on a third of an acre plot, there is parking to the front providing off road parking for ample cars and a lawn area and to the rear a garden with large lawn area and mature trees and shrubs.





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The property briefly comprises of: entrance hallway, cloakroom/w.c., bedroom with en-suite and dressing area, lounge, high spec kitchen and family room to the ground floor with three double bedrooms and a high spec family shower room to the first floor. The purchaser can choose the flooring throughout, subject to terms and conditions. Externally set on a third of an acre plot, there is parking to the front providing off road parking for ample cars and a lawn area and to the rear a garden with large lawn area and mature trees and shrubs.



The neighbouring bungalow is also now available by separate negotiation, if required. This would be ideal for elderly relatives or other family members or as a rental property, including a holiday let. Boundaries and increased privacy can be altered/upgraded and there is space for stabling/garages/car ports or some additional structures, subject to the usual planning regulations.



BEDROOM

3.66m x 3.56m (12'0" x 11'8")

EN-SUITE

1.75m x 2.67m (5'9" x 8'9")

DRESSING AREA

2.01m x 2.74m (6'7" x 9'0")

LOUNGE

6.86m x 5.61m (22'6" x 18'5")

KITCHEN

3.68m x 4.42m (12'1" x 14'6")

FAMILY ROOM

7.21m x 3.96m (23'8" x 13'0")

LANDING

BEDROOM

3.86m x 3.23m (12'8" x 10'7")

BEDROOM

3.86m (max)x 3.28m (12'8" x 10'9")





BEDROOM

3.86m x 3.05m (12'8" x 10'0")

SHOWER ROOM

2.77m x 3.18m (9'1" x 10'5")

ADDITIONAL INFORMATION

TENURE: - Solicitor to confirm details.

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

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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