



130 Chadderton Park Road
Chadderton, Oldham

£385,000

- Ext'd Executive Detached Home
- Five Bedrooms
- Four Receptions
- Private Gardens Front And Rear
- 2 Bathrooms & G.F. WC
- Drive and Garage
- Generous Living Accommodation
- EPC: D



EXECUTIVE FAMILY HOME: This beautifully appointed property is deceptively spacious and has been extended and refurbished by the current occupiers. This property will ideally suit the discerning family buyer looking for generous living accommodation and a modern finish throughout, as well as being in close proximity to good local schools, transport links, motorways and the commute into Manchester City centre. The living spaces comprises of lounge, kitchen with breakfast area and access to morning room, sitting room, dining room, five bedrooms with en-suite to master, modern family bathroom all enhanced by gas central heating and double glazed windows. Externally there are private gardens to front and rear. An internal inspection is recommended to appreciate the accommodation on offer.

ENTRANCE HALL

Spacious entrance hall with feature hardwood entrance door, parquet floor, part panelled walls, radiator with

cover, staircase leading to the first floor.

DINING ROOM

10' 9" x 10' 2" (3.28m x 3.1m) With half panelled walls, radiator, carpeting, double glazed window.

LOUNGE

17' 1" x 11' (5.21m x 3.35m) With wood burner style fire in feature fire surround, radiator, carpeting, coving, uPVC double glazed window and arch leading to the sun room.

SITTING ROOM

10' 6" x 15' (3.2m x 4.57m) With radiator, carpeting and large sliding patio doors leading to the garden.

MORNING ROOM

13' 1" x 9' 10" (3.99m x 3m) Social family room with tiled floor, radiator, double glazed window and which opens into the kitchen.

BREAKFAST KITCHEN

9' 0" x 17' 6" (2.74m x 5.33m) Farmhouse style kitchen with fitted wall and base units, range cooker, Belfast sink with mixer tap, granite work tops, splash back tiling, integral microwave and fridge, exposed stone feature wall, tiled floor, spotlighting, beamed ceiling, recessed breakfast area, entrance to inner hall.

INNER HALL

With access to storage cupboard, ground floor wc and door to garage.

FIRST FLOOR LANDING

BEDROOM ONE

16' 5" x 11' 10" (5m x 3.61m) With fitted wardrobes, dresser and bedside cabinets, radiator, fitted carpeting, spotlights, uPVC double glazed window.

EN SUITE SHOWER ROOM

With corner shower cubicle, low level WC, wash hand basin, towel rail, fully tiled walls, tiled floor, spotlighting and uPVC double glazed obscure window.

BEDROOM TWO

11' 4" x 10' 3 Inc. robes." (3.45m x 3.12m) With fitted wardrobes, vanity unit with wash hand basin, radiator, carpeting, uPVC double glazed window

BEDROOM THREE

11' 10" x 10' 8" (3.61m x 3.25m) With fitted carpeting, radiator, uPVC double glazed window.

BEDROOM FOUR

10' 10" x 10' 2" (3.3m x 3.1m) With fitted carpeting, radiator, uPVC double glazed window.

BEDROOM FIVE/OFFICE

7' 5" x 6' 3" (2.26m x 1.91m) With fitted carpeting, radiator, uPVC double glazed window.

BATHROOM

Spacious family bathroom with double ended bath with mixer tap and shower attachment, walk in shower, low level WC, wash hand basin, mirror with lights, spotlights, shaver point, chrome towel rail, fully tiled walls, tiled floor, uPVC double glazed obscure window.

INTEGRAL GARAGE

With gas and electric, combi boilers, plumbing for washing machine, sink unit, two windows to the side and uPVC door.

EXTERNALLY

There is a drive to the front giving ample off road parking and leading to garage enclosed with hedging and trees. To the rear there is a large enclosed garden with lawn, patio

areas, childrens play area, established flower borders with irrigation system and spotlights to perimeter flower beds, shrubs, trees, garden lighting and timber store shed with lighting.

ADDITIONAL INFORMATION

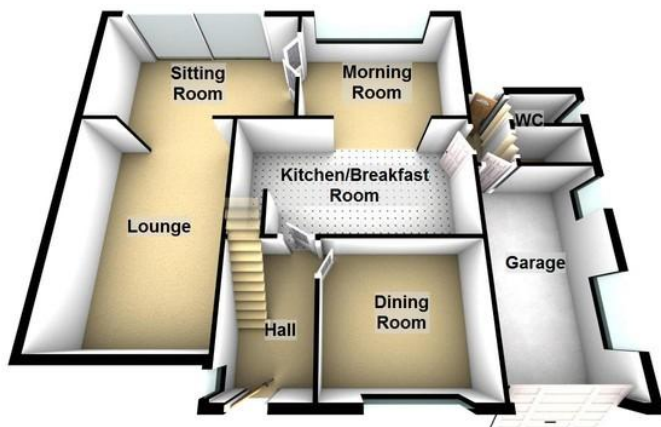
TENURE: Leasehold, solicitor to confirm details.

COUNCIL BAND: E

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.



Ground Floor



First Floor



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Friday – 8:30am – 5pm

Saturday – Sunday 10am – 3pm

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. 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