





KIRKHAM
PROPERTY | LEGAL | FINANCIAL

11 Rookwood

Chadderton, Oldham

£399,950

- Ext'd Executive Detached Home
- Three Reception Rooms
- Five Bedrooms
- Countryside Views
- Ideal Family Home
- Double Garage & Driveway
- No Chain
- EPC Rating-E







This is a spacious five bedroomed executive style detached home in a quiet cul-de-sac on the edge of the well regarded Irk Vale development with open countryside views to the rear across the Rochdale Canal and River Irk. Chadderton Hall Park is close by and the property is within easy reach of local schools, rail links and the motorway network. This impressive family home is ready to move into with vacant possession available. Recently redecorated throughout and benefitting from new carpets in several rooms.

PORCH
With glazed inner door leading to hallway.

ENTRANCE HALL
With spindle staircase to the first floor, alarm control panel

UTILITY/ LAUNDRY ROOM
17' 7" x 5' 6" (5.36m x 1.68m) Fully fitted units, splash back tiling, stainless steel sink unit, wall mounted gas central heating boiler, plumbing for automatic washing machine and dryer.

CLOAKS/WC
With two piece suite, half tiled walls, towel rail and window to side

LOUNGE DINING ROOM
27' 2" x 13' 8" (8.28m x 4.17m) Large through lounge with living flame gas fire in feature surround, carpeting and patio doors leading to the garden.

FAMILY ROOM
9' 5" x 18' 4" (2.87m x 5.59m) Open plan sitting area, with radiator, laminate floor covering and sliding patio doors to the side, views over surrounding countryside. This is an extension to the original property.

KITCHEN/BREAKFAST ROOM
9' 10" x 17' 8" (3m x 5.38m) Fully fitted with a range of quality units, co-ordinating work surfaces, integral oven, hob and extractor fan, plumbed for dishwasher, Asterite steel sink unit, co-ordinating tiling, spotlighting and tiled flooring.

OFFICE/STUDY/PLAYROOM
18' 10" x 8' 11" (5.74m x 2.72m) With fitted desk unit and display shelving, newly fitted carpeting, radiator, door to rear and two windows. This is an extension to the original property, and offers flexible space to use as desired.

FIRST FLOOR LANDING
With airing cupboard, newly fitted carpeting.

BEDROOM ONE
15' 1" x 11' 8" (4.6m x 3.56m) With fitted wardrobes and dresser, radiator, newly fitted carpeting and window

EN SUITE
Luxury en suite from "Porcelanosa" comprising corner sink unit with under unit, corner low level w.c corner shower cubicle, mixer shower, heated towel rail, extractor, granite floor, part tiled walls and window

BEDROOM TWO

12' 10" x 9' 5" (3.91m x 2.87m) With laminate floor, radiator and window

BEDROOM THREE

8' 5" x 10' 5" (2.57m x 3.18m) With fitted wardrobes and dresser, laminate floor, radiator and window. Views over the surrounding countryside.

BEDROOM FOUR

9' 11" x 9' 3" (3.02m x 2.82m) With fitted carpeting, radiator and window. Views over Chadderton Heights and the surrounding countryside

BEDROOM FIVE

7' 10" x 6' 8" (2.39m x 2.03m) With fitted carpeting, radiator and window

BATHROOM

With four piece suite in white comprising of cast iron bath, pedestal wash hand basin, low level wc, separate shower cubicle, mixer shower, heated towel rail, extractor, granite tiled floor and window

INTEGRAL DOUBLE GARAGE

With remote controlled up and over door, light and power.

EXTERNALLY

To the rear there is a mature private garden, overlooking the Rochdale Canal and open fields beyond. There is a patio, lawn, flower borders and shubbery. To the front there is a block paved driveway providing off road parking for three cars and lawned area with small rockery.

ADDITIONAL INFORMATION

TENURE: Leasehold £40 per annum. Solicitor to confirm details.

COUNCIL BAND: F

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

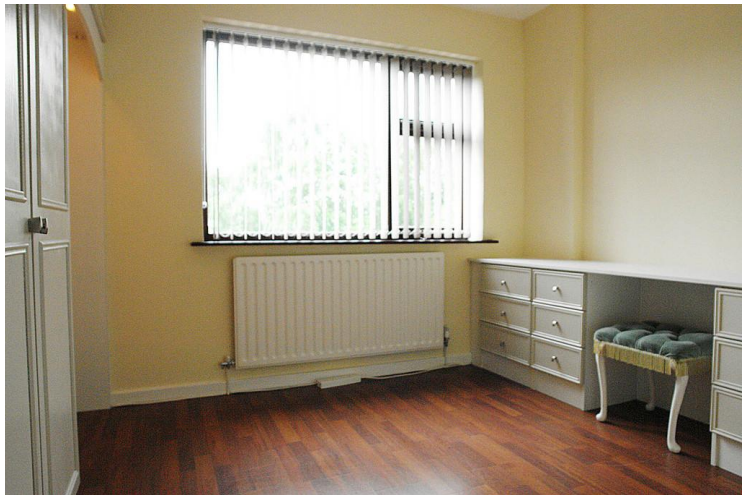
















Ground Floor



First Floor



Chadderton Office

509 Middleton Road
Chadderton
Oldham
OL9 9SH

Monday – Friday. 9am – 5pm
Saturday. 10am – 3 pm
chadderton@kirkham-property.co.uk
0161 626 5688

Out of hours telephone service
Monday – Thursday 8:30am – 8pm
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 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