



7 Irk Vale Drive, Chadderton, Oldham, OL1 2TW

This is a large, impressive and well presented five bedroom detached family home situated on the highly sought after Irk Vale development giving easy access to local schools, amenities and transport links. The expansive accommodation benefits from gardens to all sides and driveway. Viewing recommended.

£385,000

This is a large, impressive and well presented five bedroom detached family home situated on the highly sought after Irk Vale development giving easy access to local schools, amenities and transport links. The expansive accommodation comprises: entrance porch, hallway, utility room, attached garage, cloaks/WC, breakfast kitchen, lounge and dining room at ground level with five bedrooms, the master having an en suite, and family bathroom with separate corner shower cubicle. The property has gas central heating, double glazed windows, an alarm system and externally there are gardens to all side including a driveway with large lawn area to the front whilst to the rear there is an flagged patio area and a well stocked lawn. Viewing recommended.

ENTRANCE PORCH With entrance door, tiled floor, double glazed window.

HALLWAY With wood floor, radiator.

UTILITY ROOM 18' 3" x 5' 7" (5.56m x 1.7m) With fitted units, stainless steel sink unit, plumbed for washing machine, double glazed window, door leading to the garage, wooden door leading to the garden.

CLOAKS/WC With low level WC, vanity unit, radiator, chrome towel rail, double glazed window with blinds.

BREAKFAST KITCHEN AREA 10' 5" x 9' 2" (3.18m x 2.79m) Fitted kitchen with marble work tops, electric double oven and microwave, five ring gas hob and extractor, integrated dishwasher, integrated fridge, one and a half sink unit, splash back tiling, tiled floor, double glazed window.

DINING AREA 11' 4" x 11' 0" (3.45m x 3.35m) With radiator, fitted carpeting, uPVC double glazed French doors leading to the garden.

LOUNGE 15' 5" x 13' 5" (4.7m x 4.09m) With coal effect fireplace in fire surround, radiator, fitted carpeting, double glazed window, archway into dining room.

DINING ROOM 11' 4" x 11' 0" (3.45m x 3.35m) With fitted carpeting, radiator patio doors.

FIRST FLOOR LANDING With fitted carpeting, storage cupboards, access to loft via a pull down ladder.

BEDROOM ONE 14' 10 (max)" x 11' 6" (4.52m x 3.51m) With fitted wardrobes, radiator, fitted carpeting, double glazed window.



EN SUITE SHOWER ROOM With three piece suite including shower cubicle, chrome towel rail, radiator, tiled walls and floor.



BEDROOM TWO 11' 4" x 9' 6" (3.45m x 2.9m) With fitted wardrobes, radiator, fitted carpeting, double glazed window.



BEDROOM THREE 9' 7" x 9' 2" (2.92m x 2.79m) With radiator, fitted carpeting, double glazed window.

BEDROOM FOUR 10' 3" x 8' 7" (3.12m x 2.62m) With fitted wardrobes, radiator, fitted carpeting, double glazed window with blinds.

BEDROOM FIVE 7' 6" x 6' 7" (2.29m x 2.01m) With radiator, fitted carpeting, double glazed window.

BATHROOM With three piece suite including corner Jacuzzi bath, separate corner shower cubicle, chrome towel rail, tiled walls and floor, ceiling spotlights.

GARAGE 18' 2" x 17' 8" (5.54m x 5.38m) With electric up and over door.

EXTERNALLY There are gardens to all side including a driveway with large lawn area to the front, whilst to the rear there is flagged patio area and a well stocked lawn.



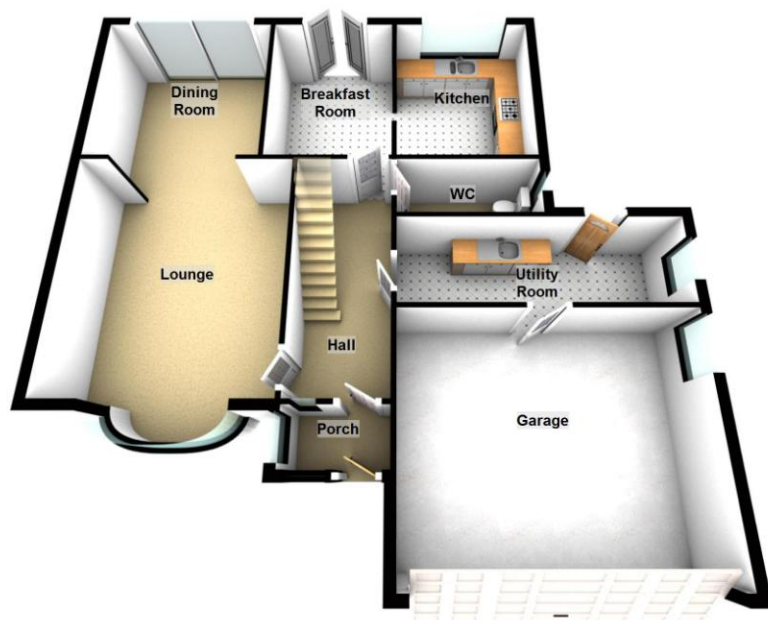
ADDITIONAL INFORMATION

TENURE: Leasehold, solicitor to confirm details.

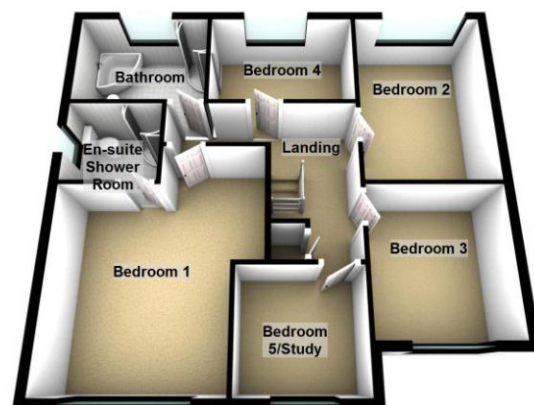
COUNCIL BAND: F

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Ground Floor



First Floor



Additional information and viewing

Services: None of the services have been tested by the agent.

Local authority: Oldham Metropolitan Borough Council

Viewing strictly by appointment with Alan Kirkham.

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