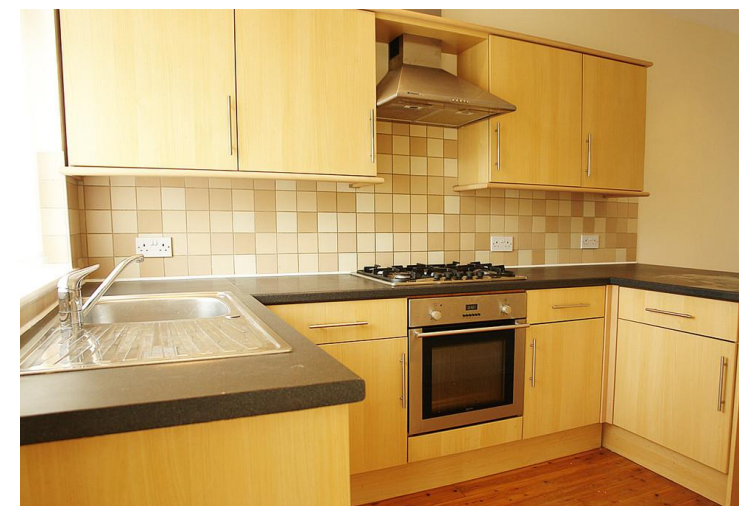




56 Chadderton Park Road
Chadderton, Oldham

£199,950

- Traditional Semi Detached Property
- Lounge
- Dining Room
- Extended Kitchen/Breakfast Area
- Three Good Size Bedrooms
- Luxury Master En-Suite
- Driveway and Gardens
- EPC Rating - D



This fully modernised spacious, extended, three bedroom, bay fronted, pre war traditional semi detached property is situated in a much sought after location of Chadderton close to local schools, amenities, Chadderton centre and just a short drive from the North west motorway network. The living accommodation briefly comprises entrance hall, cloaks/w.c., dining room, lounge, kitchen extension with breakfast area and to the first floor there are three good size bedrooms with luxury en-suite to the master bedroom and a family bathroom. The property benefits from gas central heating, uPVC double glazing, an intruder alarm system and is offered with no chain. Externally there is a block paved driveway and to the rear an enclosed garden with decked patio area. Viewing is highly recommended.

ENTRANCE HALL

With meters cupboard, alarm control panel, fitted carpet, understairs storage cupboard, radiator, uPVC double glazed front door.

CLOAKS/W.C.

With two piece modern suite comprising of pedestal wash hand basin, low level w.c., tiled floor, splash back tiling, extractor and spotlights.

DINING ROOM

10' 1" x 10' 11" (3.07m x 3.33m) With fitted carpet, radiator, uPVC double glazed bay window.

LOUNGE

11' 6" x 11' 0" (3.51m x 3.35m) With fitted carpet, radiator, uPVC double glazed window.

KITCHEN EXTENSION

20' 5" x 6' 6" (6.22m x 1.98m) L shaped kitchen extension with fitted wall and base units, worktops, stainless steel sink unit, splash back tiling, stainless steel oven, hob, chimney extractor, radiator, spotlights, wooden floor, and uPVC double glazed French doors.

BREAKFAST AREA

8' 2" x 7' 3" (2.49m x 2.21m) With breakfast bar, wooden flooring, spotlights and uPVC double glazed window to the front.

FIRST FLOOR LANDING

BEDROOM ONE

10' 1" x 11' 0" (3.07m x 3.35m) With fitted carpet, radiator and uPVC double glazed bay window.

LUXURY EN-SUITE

With oversized corner shower cubicle, raincloud shower, part tiled, chrome towel rail, modern vanity sink and unit, low level w.c., spotlights and uPVC double glazed window.

BEDROOM TWO

11' 0" x 11' 7" (3.35m x 3.53m) With fitted carpet, radiator and a uPVC double glazed window.

BEDROOM THREE

18' 7" x 6' 6" (5.66m x 1.98m) With radiator, spotlights, study/games area and uPVC double glazed window.

BATHROOM

With three piece suite in white comprising fitted vanity furniture, low level w.c., panelled bath, shower mixer taps, part tiled, chrome towel rail, spotlights and a uPVC double glazed window.

EXTERNALLY

To there front there is a block paved driveway providing off road parking facilities whilst to the rear there is an enclosed garden area with large decked patio, lawn, water supply, security lighting, wooden boundary fencing.

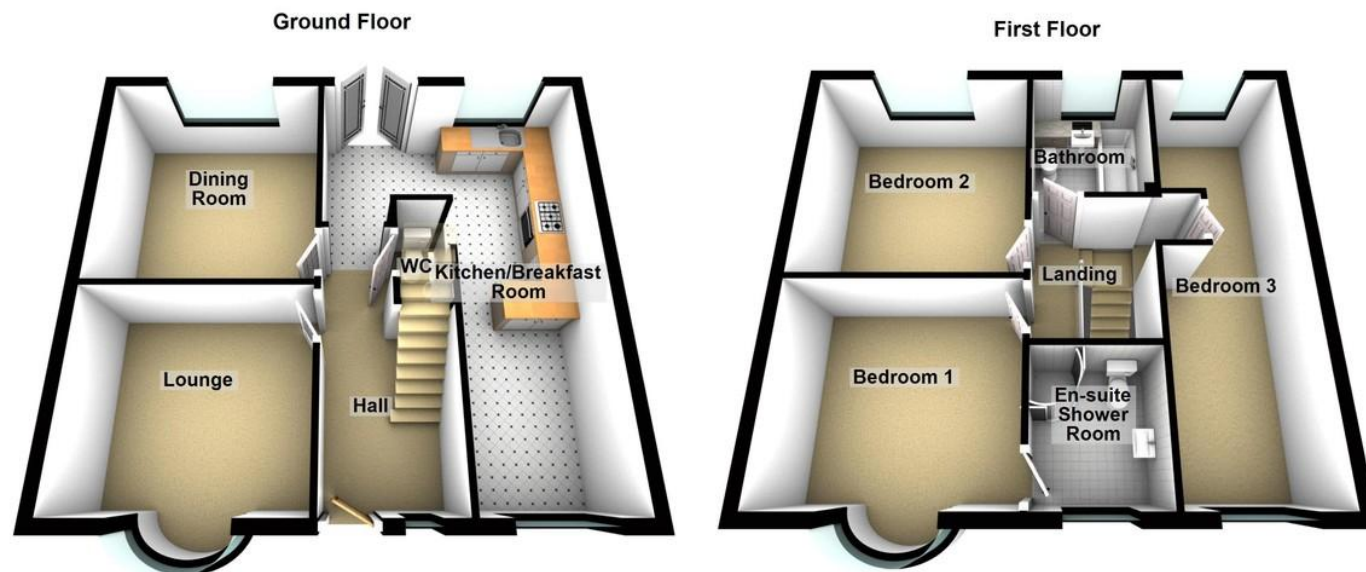
ADDITIONAL INFORMATION

TENURE: Freehold, Solicitor to confirm details.

COUNCIL BAND: C

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.





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 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