



123 Cairnwell Road, Chadderton, Oldham, OL9 0NF

BEAUTIFULLY PRESENTED FAMILY HOME:- Situated on the Swallowfields development within easy reach of local schools, local amenities and with off road parking for two cars by means of a driveway is this three bedroom, semi detached property. Enclosed well stocked rear garden with decked patio.

£169,950

BEAUTIFULLY PRESENTED FAMILY HOME:-

Situated on the Swallowfields development within easy reach of local schools, local amenities and with off road parking for two cars by means of a driveway is this three bedroom, semi detached property. The property benefits from gas central heating, double glazing and internally comprises: entrance hall with composite entrance door, lounge, kitchen diner and conservatory to the ground floor level. There are three bedrooms, master fitted bedroom with ensuite shower room, and modern bathroom to the first floor level. Externally there is an enclosed well stocked rear garden with decked patio. The property is just a few minutes drive from the railway network at Mills Hill and the motorway network at Broadway.

ENTRANCE HALL 15' 5" x 4' 7" (4.71m x 1.42m) With composite entrance door, staircase leading to the first floor, radiator, wood floor.

LOUNGE 15' 5" x 13' 0" max (4.71m x 3.97m) With wood floor, radiator, electric flame effect fire, fireplace with decorative surround, uPVC double glazed window.

KITCHEN DINER 10' 2" x 15' 10" (3.11m x 4.83m) With fitted wall and base units, Quartz work tops, Quartz splash back tiling, inset sink unit with drainer, plumbed for washing machine, radiator, Quartz floor, integral oven, hob extractor, window.

CONSERVATORY 9' 7" x 12' 7" (2.93m x 3.84m) uPVC double glazed construction with Quartz tiled floor, uPVC double glazed French doors leading to the garden.

FIRST FLOOR LANDING 11' 0" x 6' 7" (3.37m x 2.01m) With fitted carpeting, airing cupboard.

BATHROOM 6' 7" x 6' 7" (2.01m x 2.01m) With three piece suite comprising panelled bath, wash hand basin, low level w.c., splash back tiling, vinyl floor covering, uPVC double glazed window.

BEDROOM ONE 11' 8" x 8' 11" (3.56m x 2.72m) With fitted wardrobes in high gloss, radiator, fitted carpeting, uPVC double glazed window.



ENSUITE SHOWER ROOM 3' 5" x 8' 11" (1.05m x 2.72m) With two piece suite comprising low level w.c., wash hand basin, shower cubicle, splash back tiling, radiator, uPVC double glazed window.

BEDROOM TWO 10' 2" x 8' 11" (3.11m x 2.72m) With fitted carpeting, radiator, uPVC double glazed window.

BEDROOM THREE 7' 8" x 6' 7" (2.35m x 2.01m) With fitted carpeting, radiator, uPVC double glazed window.

EXTERNALLY Off road parking is by means of a two car driveway. To the rear there is an enclosed garden with decked patio, well stocked garden and wooden boundaries.

ADDITIONAL INFORMATION

TENURE: Solicitor to confirm details.

COUNCIL BAND: C

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.
Viewing strictly by appointment with Alan Kirkham.

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