



130 Chadderton Park Road
Chadderton, Oldham

£399,950

- Five Beds, Four Reception Rooms
- Extended Executive Detached
- Private Gardens Front and Rear
- Garage and Drive
- Generous Living Accommodation
- Two Bathroom and GF W.C.
- Beautifully Appointed
- EPC Rating-D



LARGE FAMILY HOME - Within the catchment area of good local schools is this extended, beautifully appointed, five bedroom executive detached family home. The generous living accommodation comprises: entrance hall, dining room, lounge, sitting room, morning room, breakfast kitchen, inner hall, master fitted bedroom with ensuite shower room, four bedrooms and spacious family bathroom. Off road parking is by means of a drive and integral garage. There are private gardens to both front and rear. Enhanced by gas central heating, double glazed windows and a high tech alarm system.. The property is within easy reach to transport links and motorway networks. Viewing Highly Recommended

SPACIOUS ENTRANCE HALL

With feature hardwood entrance door, parquet floor, part panelled walls, radiator, 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' 0" (5.21m x 3.35m) With feature fireplace, wood burner style fire, radiator, carpeting, uPVC double glazed window, arch leading to the sun room.

SITTING ROOM

10' 6" x 15' 0" (3.2m x 4.57m) With radiator, carpeting, large sliding patio doors leading to the garden.

MORNING ROOM

13' 1" x 9' 10" (3.99m x 3m) With tiled floor, radiator, double glazed window.

BREAKFAST KITCHEN

9' 0" x 17' 6" (2.74m x 5.33m) With fitted wall and base units, granite work tops, Range cooker, Belfast sink with mixer tap, 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 and to the garage.

W.C.

With two piece suite comprising low level w.c., wash hand bash.

FIRST FLOOR LANDING

BEDROOM ONE

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

ENSUITE SHOWER ROOM

With two piece suite comprising low level w.c., wash hand basin, corner shower cubicle, towel rail, fully tiled walls, tiled floor, spotlighting, 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.

SPACIOUS BATHROOM

With three piece suite comprising double ended bath with mixer tap and shower attachment, wash hand basin, low level w.c., walk in shower, mirror with lights, spotlights, shaver point, chrome towel rail, fully tiled walls, tiled floor, uPVC double glazed obscure window.

INTERGAL GARAGE AND DRIVE

Off road parking is by means of a drive and an integral garage with gas and electric, combi boilers, plumbed for washing machine, sink unit, two windows to the side, uPVC door.

EXTERNALLY

The front of the property is private with hedging and trees and to the rear there is a large enclosed garden with lawn, patio areas, children's play area, established flower borders with irrigation system and spotlights to perimeter flower beds, shrubs, trees, garden lighting and timber store shed with lighting.

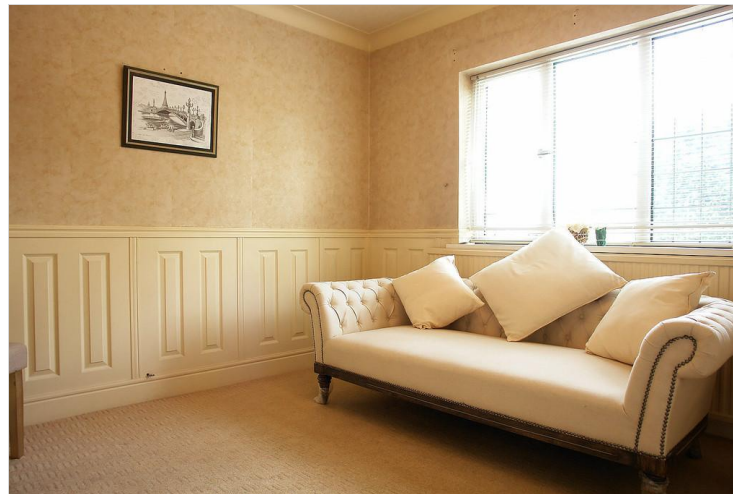
ADDITIONAL INFORMATION

ALARM SYSTEM: The property has been fitted with a high tech security alarm system, with cameras, sensors and remote access.

TENURE: Leasehold, Solicitor to confirm details.

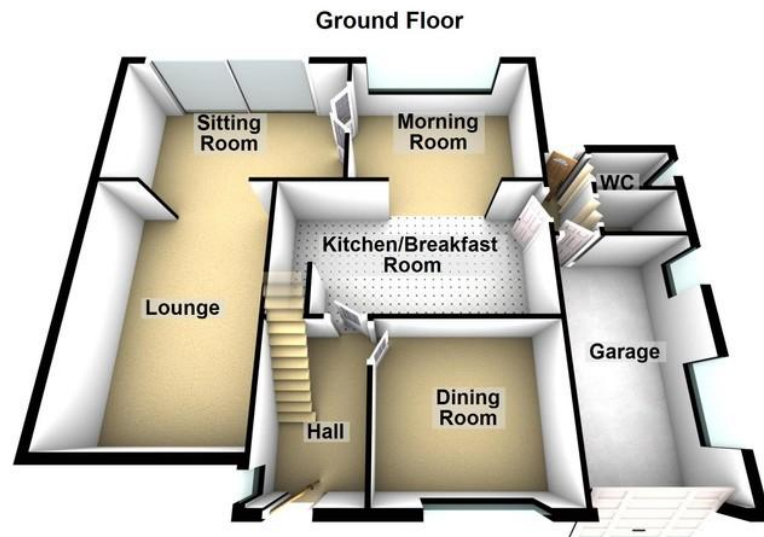
COUNCIL BAND: E

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.









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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