



19 Conival Way

Chadderton, Oldham

£379,950

- Modern Detached Property
- Four Bedrooms
- Good Sized Plot
- Open Plan Kitchen
- Two Reception Rooms
- Games Room
- Overlooks Playing Fields to Rear
- EPC: D



Situated on a quiet and sought after cul-de-sac location is this beautifully presented, extended, four bedroom detached property. The living accommodation comprises: entrance porch, hall, cloaks/WC, study, open plan kitchen with utility area, games room with surround sound (converted garage), dining area, lounge and conservatory to the ground floor. There are master fitted bedroom with en suite shower room, three further bedrooms and modern bathroom to the first floor. Externally there is an enclosed private rear garden overlooking playing fields. An internal inspection is recommended to appreciate the accommodation on offer.

ENTRANCE PORCH

With entrance door, door leading to the hall.

HALL

With Karndean floor, radiator, staircase leading to the first floor, double doors leading to the lounge.

CLOAKS/WC

With two piece suite in white comprising low level WC, wash hand basin, splash backs, tiled floor, radiator, extractor.

STUDY

8' 3" x 9' 1" (2.51m x 2.77m) With fitted carpeting, radiator, uPVC double glazed bay window.

OPEN PLAN KITCHEN & UTILITY AREA

19' 11" x 11' 4" (6.07m x 3.45m) With fitted wall and base units, work tops, stainless steel sink unit, plumbed for washing machine, splash backs, double integral oven, hob, extractor, radiator, breakfast bar, Karndean floor, uPVC double glazed window, Rock door to the side.

FORMER GARAGE (GAMES ROOM)

15' 11" x 16' 1" (4.85m x 4.9m) With Karndean floor, radiator, surround sound wiring, two uPVC double glazed windows to the front, uPVC double glazed window to the side.

DINING AREA

8' 8" x 15' 2" (2.64m x 4.62m) With French doors.

LOUNGE

15' 4" x 14' 7" (4.67m x 4.44m) With feature fireplace, fitted carpeting, radiator, two uPVC double glazed windows to the side, double doors leading to the conservatory, double doors leading to the dining area.

CONSERVATORY

12' 7" x 12' 5" (3.84m x 3.78m) Brick and uPVC double glazed construction with tiled floor, ceiling fan, under floor heating, radiator, uPVC double glazed door.

FIRST FLOOR LANDING

With fitted carpeting, airing cupboard, access to insulated loft.

BEDROOM ONE

12' 8" x 11' 11" (3.86m x 3.63m) With fitted wardrobes with sliding doors, fitted carpeting, radiator, uPVC double glazed window.

EN SUITE SHOWER ROOM

With two piece suite comprising low level WC, wash hand basin, shower cubicle.

BEDROOM TWO

11' 10" x 11' 7" (3.61m x 3.53m) With fitted wardrobes with sliding doors, drawer, fitted carpeting, radiator, uPVC double glazed window.

BEDROOM THREE

9' 10" x 8' 10" (3m x 2.69m) With fitted carpeting, radiator, uPVC double glazed window.

BEDROOM FOUR

8' 11" x 8' 6" (2.72m x 2.59m) With fitted wardrobes, fitted carpeting, radiator, uPVC double glazed window.

BATHROOM

With three piece modern suite comprising: double ended bath with shower taps, low level WC, wash hand basin, radiator, tiled walls, tiled floor, obscure window.

EXTERNALLY

There is a good sized rear plot overlooking playing fields.

ADDITIONAL INFORMATION

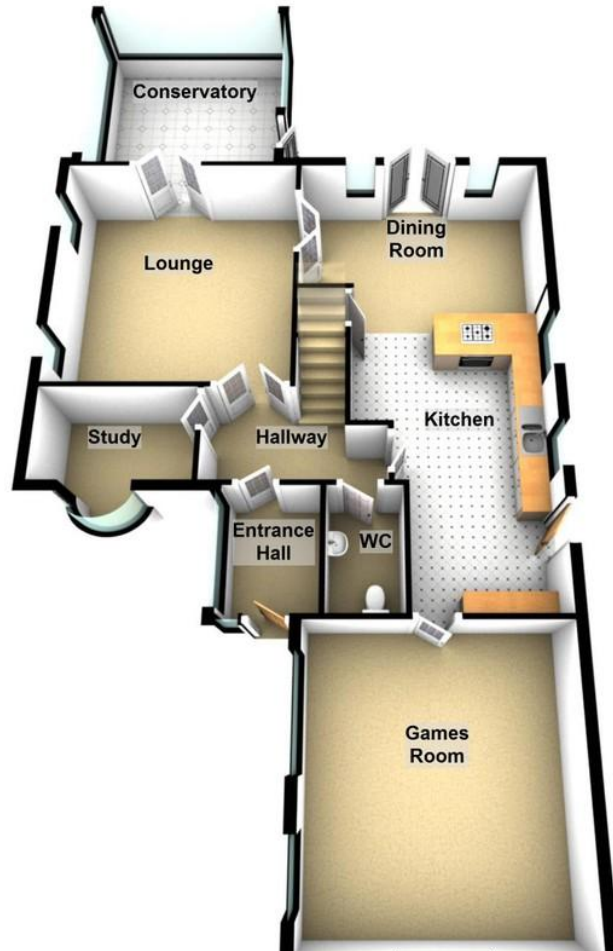
TENURE: Freehold, solicitor to confirm details.

COUNCIL BAND: E

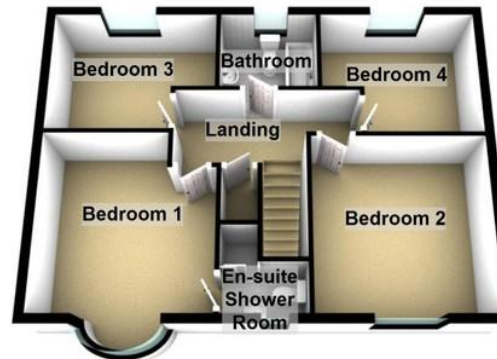
VIEWING ARRANGEMENTS: Strictly by appointment with the agents.



Ground Floor



First Floor



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Saturday. 10am – 3 pm

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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