



16 Conival Way

Chadderton, Oldham

£365,000

- Detached House
- Two Reception Rooms
- Large Kitchen/Breakfast Room
- Conservatory
- Four Fitted Bedrooms, One Ensuite
- Attached Double Garage
- South Facing Rear Garden
- EPC Rating - D



Situated on a quiet and sought after cul-de-sac location is this well presented four bedroom detached property. The living accommodation comprises: entrance hall, cloakroom/w.c, fitted kitchen/breakfast room, sitting room, lounge and conservatory to the ground floor. To the first floor there is a master fitted bedroom with ensuite, three further bedrooms and no bathroom. Externally there is an enclosed south facing rear garden with decked patio area and an attached double garage and driveway to the front.

ENTRANCE HALL

With composite entrance door, fitted carpeting, radiator.

CLOAKROOM/WC

Fitted with a two piece suite comprising low level w.c, wash hand basin, splash backs, tiled floor covering, obscure uPVC double glazed window.

LOUNGE

15' 6" x 13' 0" (4.72m x 3.96m) With uPVC double glazed bay fronted window, fitted carpeting, radiator, double doors to sitting room.

SITTING ROOM

12' 2" MAX x 17' 8" (3.72m x 5.41m) L shaped room with uPVC double glazed window, fitted carpeting, radiator, double doors to conservatory.

CONSERVATORY

10' 2" x 9' 5" (3.1m x 2.87m) uPVC double glazed hexagon shaped conservatory with French doors.

KITCHEN

15' 1" max x 15' 2" (4.61m x 4.63m) With solid wood wall and base units, granite worktops, island breakfast bar, Range cooker, extractor fan, inset sink unit, integral dishwasher and washing machine, integral fridge/freezer, pantry storage

cupboard, tiled floor covering, Bi fold doors.

FIRST FLOOR LANDING

L shaped with fitted carpeting, radiator, airing cupboard, loft access, uPVC double glazed window.

BEDROOM ONE

15' 3" max x 12' 1" (4.67m x 3.69m) With fitted wardrobes, fitted carpeting, radiator, uPVC double glazed window.

ENSUITE

Fitted with a five piece suite in white comprising panelled bath, vanity wash hand basin with storage below, low level w.c, separate shower cubicle, bidet, towel radiator, tiled floor covering, obscure uPVC double glazed window.

BEDROOM TWO

14' 8" x 10' 0" (4.47m x 3.05m) With fitted wardrobes, fitted carpeting, radiator, uPVC double glazed window.

BEDROOM THREE

12' 8" x 9' 8" (3.86m x 2.95m) With fitted wardrobes, fitted carpeting, radiator, uPVC double glazed window.

BEDROOM FOUR

9' 0" max x 9' 3" (2.76m x 2.84m) With fitted wardrobes, fitted carpeting, radiator, uPVC double glazed window.

BATHROOM

Currently No bathroom

GARAGE

16' 7" x 17' 9" (5.05m x 5.41m) Attached double garage with up and over door, light and power, boiler.

EXTERNALLY

To the front of the property there is a large driveway providing off road parking, lawn area and an attached double garage. To the rear there is a south facing enclosed rear garden with lawn area, decked patio area, borders,

water feature, garden shed and boundary fencing.

ADDITIONAL INFORMATION

TENURE: Solicitor to confirm details.

COUNCIL BAND: E

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.





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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