



577 Broadway | Chadderton | OL9 8DW

Price On Application

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FINE & COUNTRY
Homes from Alan Kirkham

577 Broadway

Occupying a key, elevated position in the centre of Broadway, a popular residential area of Chadderton, this 1930's detached property is a superb family home that has been immaculately presented to the highest standard.

With seven bedrooms, two bathrooms and generously sized reception rooms including a dining kitchen and games/entertaining room, the property boasts a wealth of versatile living accommodation perfect for a growing family.

High quality fittings such as solid oak and marble tiled flooring, oak kitchen units and classic bathroom fittings combine to give this attractive house a feeling of modern comfort and sophistication.

Searching for a substantial family home, the current owners of 577 Broadway had viewed a great number of properties but none of them had lived up to their expectations in terms of size and layout.

"We were moving from a large house that we had built ourselves," explains the current owner. "We wanted to find a house of comparative size but everything we looked at felt so small. When we viewed this property, we loved the fact that it was so spacious. As we walked into the hallway for the first time, it felt like we were coming home."

Built in the 1930's, '577' is positioned in the centre of Broadway occupying a large plot and over the years the house has grown to fit the space, as the current owner explains.

"We believe that the properties were built from each end of Broadway and when they reached the middle there wasn't enough land to build another two houses so it became one over sized plot instead. With the land available around the house, the previous owners extended it to each side doubling the size of the original house.

"On one side there is a garage extending the full width of the house that you can drive through from front to back. On the opposite side the extension created more living space downstairs – the kitchen was extended across the back of the house, a games room was added at the front and between these a utility and cloakroom area was fitted.

"Upstairs the space at each end of the house was turned into four extra bedrooms – the master bedroom was given an en-suite bathroom and we've turned one of the guest bedrooms into a fully fitted dressing room."

When the current owners moved in four years ago, the property was looking very dated and they immediately began an intensive programme of refurbishment that went right through the house from top to bottom.

"It was like walking back in time to the 1970's," says the current owner. "Even though it needed modernising, the house had a very homely feel and was quite liveable. We realised there was a lot to do so we approached it one room at a time."

The first priority was to install a modern dining kitchen. The current owners chose timeless solid oak units with high gloss black work surfaces and mosaic tiled splash backs. The kitchen is flooded with light from two windows including a large bay that creates an attractive feature in the room.





“We basically ripped out everything in the kitchen and started again,” says the current owner. “It had a suspended ceiling with polystyrene tiles which came down and we put spotlights in. The layout was redesigned to create a dining area at one end and we laid a new floor with granite tiles. With the new fittings we gave the kitchen a feel of luxury. It’s now the room that everyone gravitates to and it still feels spacious when we have a lot of guests.”

Originally the house had two separate living rooms but to create a sense of flow, the current owners knocked through and added glass doors. The lounge and dining room both have a light, airy feel with attractive matching fire surrounds with art deco style inserts.

The chimney breast in the dining room has an interesting modern ‘inglenook’ effect with alcoves at each side. Light floods into the room from the walk-in bay window with door leading to the garden.

“We approached every room as a separate project,” explains the current owner. “We removed the old wallpaper and had all the walls re-plastered to create clean lines for decorating.

“One of the things that struck us when we first moved in was how oppressively dark the hallway was. The walls had been painted in orange gloss paint and the staircase had a dark brown stain with wood panels. The whole area needed lightening up so we removed the panels, put back the spindles in the staircase and kept to a neutral colour scheme throughout to emphasise the sense of space.

“When we replaced the floor in the games room with solid oak flooring it seemed a good idea to continue it into the hallway which adds a touch of natural warmth.”

The current owners describe the large games room as “a wonderful party room” and it could be also used as a cinema room or second reception.

“When we first came here there was already a bar built into this room,” says the current owner. “We liked the idea but felt it was in the wrong position. We had a new bar built on the outside wall of the room, which enabled us to create an access into the downstairs cloakroom and utility room. This is really handy when we have guests.”

Upstairs the current owners have adapted the rooms to suit their needs. They extended the family bathroom by incorporating some of the landing area, which gives a more spacious feel. One of the guest bedrooms has been turned into a dressing room with fitted wardrobes creating more open space in the master bedroom.

Each of the bedrooms have been beautifully decorated giving the house all the comfort of a small hotel which the current owners say the property once had planning permission for.

One of the most arduous jobs that the current owners undertook was the landscaping of the gardens front and rear.

“One of the problems we tackled was lack of light in the house because of the many trees that shrouded it. We cut the trees back and it made such a difference. Nobody had seen the property for years!

“At the back, the garden was mainly concrete flags and we really wanted a lawn. We did most of the work ourselves - over one weekend we removed twenty tonnes of rubble! Another benefit of the layout of the house is that there is access from the front and back which is quite unusual.”

In just eighteen months, the current owners have transformed this dated property into a stylish and comfortable home perfect for a growing family.

“We have been very aware of updating the house in a classic style that most people can adapt to suit their own tastes,” concludes the current owner. “It’s always had a lovely homely feel and with so much space, we feel it has all the benefits to suit a young family or people looking to work from home.”



For illustrative purposes only and not to scale. Whilst every effort is made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

Total area: approx. 254.6 sq. metres (2739.5 sq. feet)



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