

ALISTAIR STEVENS

CHADDERTON



Price £460,000

53 Healds Green, Chadderton, OL1 2SP

- Detached Dormer Bungalow
- Four Bedrooms (One With En Suite)
- Lounge
- Dining Kitchen
- Utility Room
- Downstairs WC
- Ample Off Road Parking
- Front & Rear Gardens
- Excellent Semi-Rural Location
- Viewing Is Highly Recommended

A rare opportunity to purchase a stunning four bedroom detached dormer bungalow in the prestigious Healds Green area of North Chadderton. Set in a semi-rural location the property offers living accommodation in the form of a downstairs bedroom with en-suite which could easily be used as an office or granny flat that can be separately accessed from the rear of the property. The living space comprises of an entrance hall, lounge, dining kitchen, downstairs WC, utility room, bedroom with en-suite to the ground floor and three further bedrooms and family bathroom to the first floor. Externally there is a concrete print driveway providing off-road parking to the front, a path leading to the side entrance door and gated access to the landscaped rear garden with decked flower beds. There are a further two parking spaces to the rear. This property must be viewed to be fully appreciated.

INTERNAL ACCOMMODATION:

ENTRANCE VESTIBULE: Via UPVC double glazed entrance doors, tiled flooring and wooden door leading to entrance hall.

ENTRANCE HALL: Via a wooden leaded feature entrance door with original parquet flooring, understairs storage, central heating radiator and stairs to first floor.



LOUNGE 12'10" (3.91m) x 23'0" (7.01m): Generous sized lounge with original parquet flooring, two UPVC double glazed bay windows, one with window storage seat and two central heating radiators.



DOWNSTAIRS CLOAKROOM: With original parquet flooring, WC and sink, part tiled walls, UPVC double glazed window and loft access hatch.

DINING/KITCHEN 9'10" (3m) x 23'0" (7.01m): With Karndean flooring, UPVC double glazed window to side elevation, central heating radiator, UPVC double glazed patio doors leading to rear garden and door to utility room. There is a range of modern wall and base units with solid wooden worktops, integral fridge freezer and dishwasher, double oven with four ring halogen hob with extractor hood above, stainless steel sink unit with mixer taps, two UPVC double glazed windows to rear elevation, breakfast bar and spotlights to ceiling. Spacious dining area.

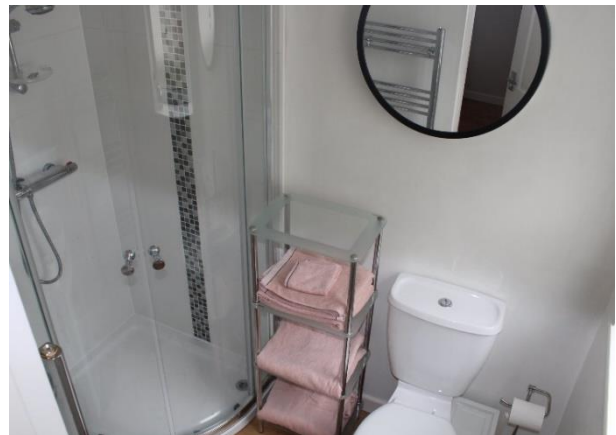


UTILITY ROOM 4'7" (1.4m) x 9'10" (3m): Karndean flooring, base units, plumbed for washing machine and tumble dryer, stainless steel sink unit with taps, new central heating boiler and UPVC double glazed window.

BEDROOM ONE 15'9" (4.8m) x 9'10" (3m): Karndean flooring, UPVC double glazed sliding doors to garden, UPVC double glazed window to side elevation, central heating radiator, fitted wardrobes and door to en-suite.



ENSUITE: With WC, feature sink, separate shower, Karndean flooring, heated towel rail, UPVC double glazed window and spotlights to ceiling.



HALLWAY: Split level stairs to first floor, with UPVC double glazed window to side elevation.

FIRST FLOOR:

BEDROOM TWO 10'6" (3.2m) x 14'9" (4.5m): (Front) Double bedroom with radiator and UPVC double glazed window to front and side elevation.



BEDROOM THREE 7'5" (2.26m) x 13'1" (3.99m): (Rear) Single bedroom with radiator, built in wardrobe and UPVC double glazed window to front and side elevation.



BEDROOM FOUR 9'6" (2.9m) x 9'10" (3m): (Rear) Double bedroom with radiator, under-eaves storage cupboard and UPVC double glazed window.



FAMILY BATHROOM: Three piece white suite comprising of bath, sink and WC, large shower unit, towel radiator, part tiled walls and tiled floor, UPVC double glazed window and spotlights to ceiling.

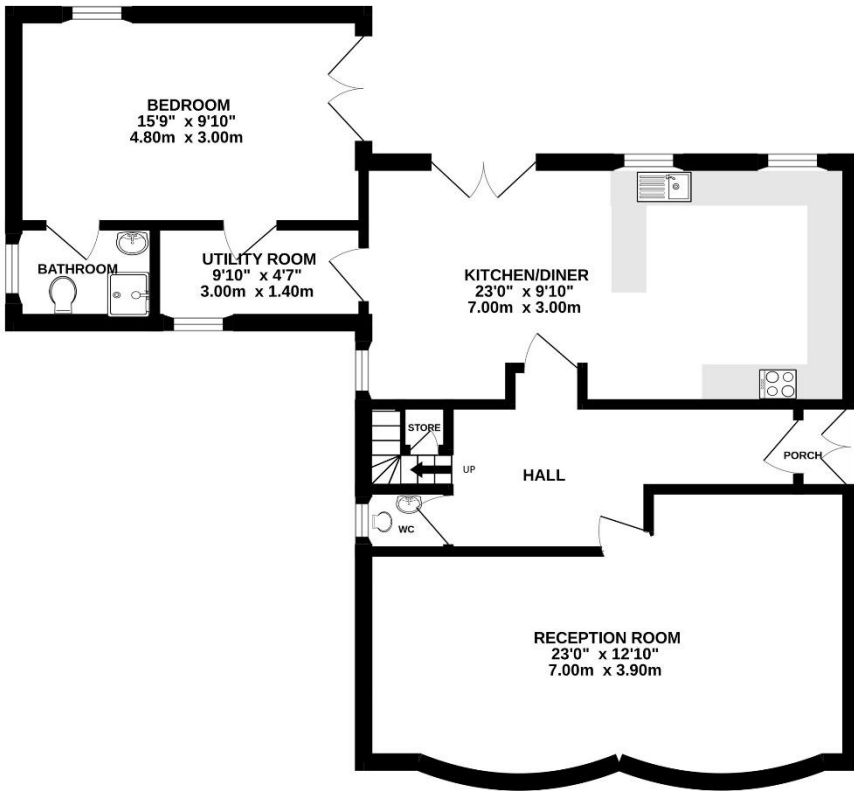


OUTSIDE: Externally there is a concrete imprint driveway providing off-road parking to the front with a path leading to the side entrance door and gated rear access to the landscaped garden with decked flower beds, with additional parking space at the rear.

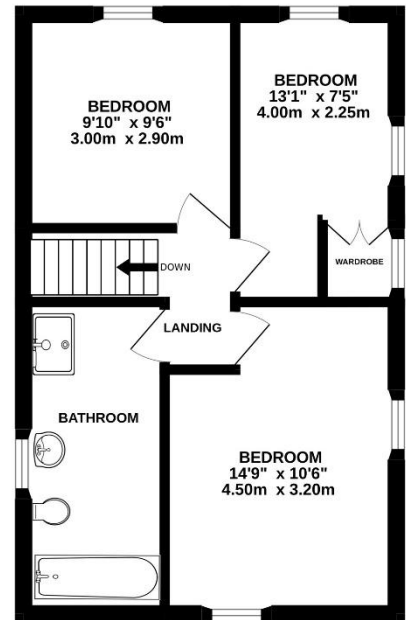


Floor Plan

GROUND FLOOR

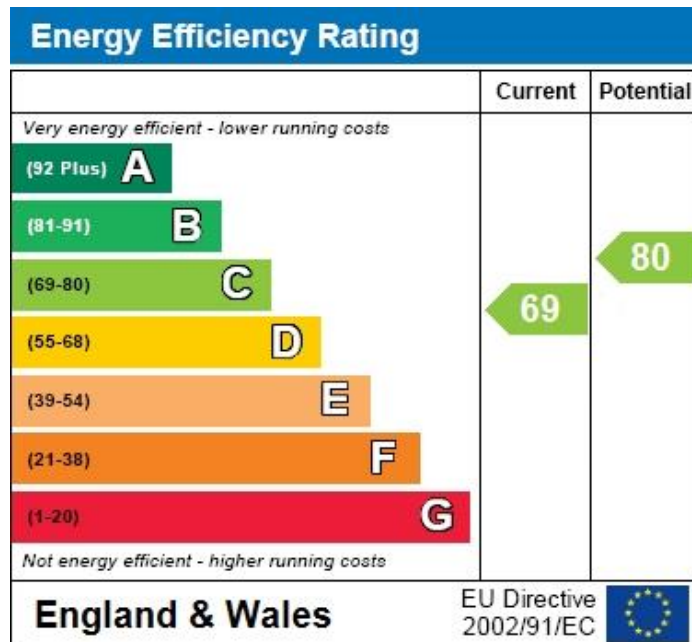


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate



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Please contact the office before viewing the property.