

ALISTAIR STEVENS

CHADDERTON



Price £550,000

420 Burnley Lane, Chadderton, OL1 2QS

- CASH BUYERS ONLY
- Spacious Detached Property
- Four Generous Bedrooms
- Large Open Plan Kitchen/Diner
- Loung & Separate Dining Room
- Luxury Family Bathroom
- Garden Area`s To All Sides
- Driveway Providing Off-Road Parking
- Detached Brick Built Garage
- Viewing Highly Recommended

CASH BUYERS ONLY....This extremely spacious detached family residence has well maintained living accommodation that comprises briefly of the entrance porch, entrance hall, lounge, separate dining room, utility room WC, large open plan kitchen diner/ morning room, four generous bedrooms (master with en-suite) and luxury family bathroom. The property is situated in a convenient and popular residential area within easy access of excellent local schools and amenities, public transport links and a short drive from Chadderton and Royton centres as well as the Northwest motorway network. Externally there are garden areas to all sides with driveway and hard standing providing off road parking for six cars and a large, detached brick-built double garage to the side. The property further benefits from the installation of gas fired central heating and double glazed windows. Viewing of the property is highly recommended.

INTERNAL ACCOMMODATION:

ENTRANCE PORCH: Via a UPVC double glazed front door with inner door leading through to the entrance hall.

ENTRANCE HALL: With tiled flooring, radiator, understairs storage cupboard and stairs leading to the first floor.



DINING ROOM 15'9" (4.8m) x 15'9" (4.8m): Spacious reception room with radiator, solid wood floor covering, picture rail, feature fireplace and surround and UPVC double glazed bay window to the front.



LOUNGE 15'7" (4.75m) x 14'5" (4.39m): Large second reception room with living flame gas fire, set in chimney breast with solid wood floor covering, picture rail, coving, ceiling rows, two UPVC double glazed windows to the side and UPVC double glazed window and door to the rear.



UTILITY ROOM 9'10" (3m) x 8'2" (2.49m): With built in kitchen units, work surfaces, Belfast style sink, plumbed for washing machine, tiled flooring and UPVC double glazed window and door to the rear.



DOWNSTAIRS WC: With two-piece suite, tiled flooring and extractor fan.

KITCHEN/DINING ROOM 22'0" (6.71m) x 11'6" (3.51m): Fitted with an extensive range of modern built in kitchen units with granite work surfaces, including breakfast bar and island unit, integral appliances, sink unit, radiator, UPVC double glazed window to the front and two sets of UPVC double glazed patio doors and a window to the side.



FIRST FLOOR:

LANDING: With access to insulated loft.

BEDROOM ONE 22'0" (6.71m) x 11'6" (3.51m): Formally two bedrooms which has been converted into a large master bedroom whilst retaining two radiators, built in wardrobes, UPVC double glazed windows to the front, side and rear, which could easily be converted back into two separate bedrooms if required.



BEDROOM TWO 14'5" (4.39m) x 13'1" (3.99m): A front double bedroom fitted with an extensive range of built in wardrobes and bedroom furniture, radiator and UPVC double glazed bay window.



EN-SUITE: Modern two piece suite including vanity sink and unit, built in shower cubicle with wall mounted shower, fully tiled walls and floor, radiator and UPVC double glazed window.



BEDROOM THREE 13'7" (4.14m) x 11'6" (3.51m): A large third double bedroom with built in wardrobes and bedroom furniture, radiator and UPVC double glazed windows to the front and side.



BEDROOM FOUR 9'10" (3m) x 8'2" (2.49m): Rear generous single bedroom with radiator and UPVC double glazed window to the rear.



BATHROOM: Comprising of luxury modern three piece suite in white, chrome taps and fittings, shower cubicle with wall mounted shower, fully tiled walls and floor, panelled ceiling with sunken spotlights, heated chrome towel rail and UPVC double glazed window to the front.

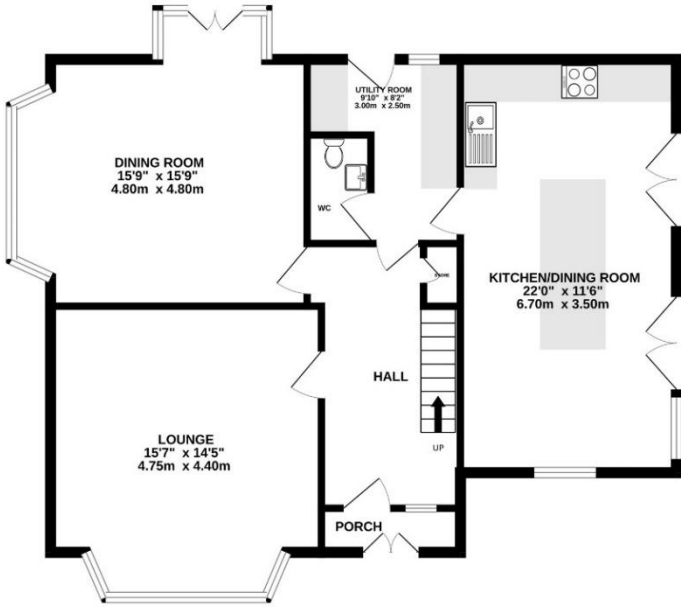


OUTSIDE: Externally to the rear is an enclosed garden area with patio, decking, pond and water feature, raised beds and boundary fencing. To the side of the property there is a patio area and artificial grass area with boundary fencing, whilst to the front and the side on the right there is a further patio area with attached brick-built garage with light and power supply, driveway and hard standing to the front with a separate driveway to the side with shrubs, flower boarders and low boundary walls.

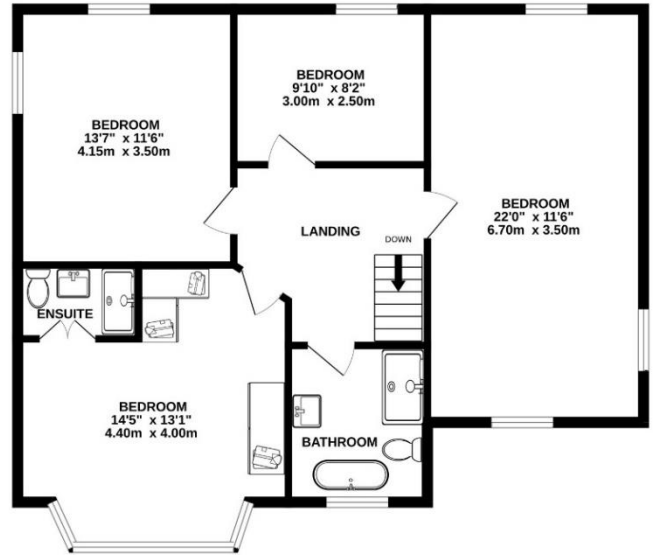


Floor Plan

GROUND FLOOR

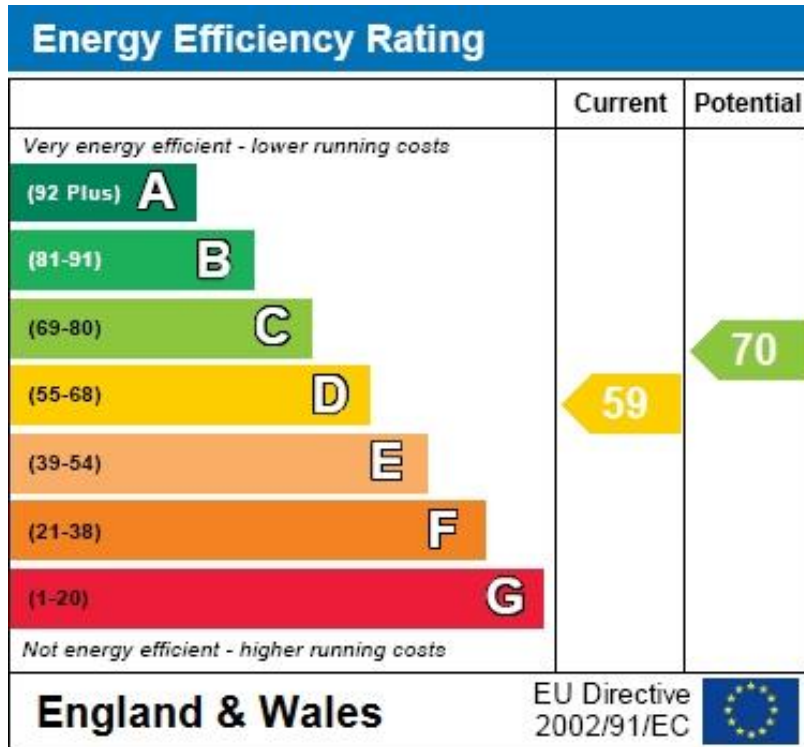


1ST FLOOR



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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SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

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Please contact the office before viewing the property.