

ALISTAIR STEVENS

CHADDERTON



Price £485,000

4 Alligin Close, Chadderton, OL9 0LZ

- Beautifully Presented Detached Property
- Four Bedrooms (Master with En-Suite)
- Three Good Size Reception Rooms
- Large Kitchen
- Modern Family Bathroom
- Downstairs WC
- Excellent Size Enclosed Rear Garden
- Driveway With Ample Off Road Parking
- Beautiful Location With Open Aspects
- Viewing Highly Recommended

This impressive modern beautifully presented four bedrooms (master with en-suite) executive property offers excellent family living accommodation and is situated on a generous plot in a beautiful location with open aspects to the front of the property on the extremely sought after Swallowfield development within easy access of excellent local schools and amenities, public transport links and a short drive from the Northwest motorway network. Offering quality substantial living accommodation in the form of entrance hall, downstairs WC, lounge, converted garage proving a generous second lounge/entertainment room, study, dining room, kitchen, utility, four bedrooms (master with en-suite) and modern family bathroom. Externally to the front of the property is a block paved driveway providing ample off road parking with a lawn garden area with shrubs and flower borders, whilst to the rear of the property is an excellent size enclosed garden with paved patio, steps leading to a raised additional large Indian stone patio area, lawn garden with flower and shrub borders, inset feature lighting to the garden sleepers with surround lighting to the patio areas, garden shed, gated side access and fencing to all sides. The property further benefits from high quality modern fitted wardrobes with matching furniture, Kardean and Amtico flooring, UPVC double glazing and gas central heating and viewing of the property is highly recommended.

INTERNAL ACCOMMODATION:

ENTRANCE HALL: Via a wooden glazed entrance door with radiator, Kardean flooring and a modern oak and glass staircase leading to first floor.



SECOND SITTING ROOM 15'9" (4.8m) x 14'9" (4.5m): Formally a garage which is an excellent size with built in bar, radiator, spotlights to ceiling and UPVC double glazed leaded window to front elevation.



DOWNSTAIRS WC: With Kardean flooring, sink and WC and modern towel rail.



LOUNGE 16'1" (4.9m) x 12'6" (3.81m): With modern inset remote electric fire with feature living flames, radiator and UPVC double glazed leaded window.



DINING ROOM 12'6" (3.81m) x 10'10" (3.3m): With radiator and UPVC double glazed French doors leading to the rear garden.



STUDY: With radiator, spotlights to ceiling and UPVC double glazed window.



KITCHEN DINER 13'11" (4.24m) x 12'8" (3.86m): A range of wall and base units, inset double oven, one and a half bowl composite sink unit with mixer tap, integrated dishwasher and fridge freezer, spotlights to ceiling, Amtico flooring, radiator and two UPVC double glazed windows.



UTILITY ROOM 7'5" (2.26m) x 5'3" (1.6m): With Amtico flooring, base units with cupboards, sink unit with mixer tap, plumbed for washing machine and dryer, spotlights to ceiling and UPVC double glazed door leading to side elevation.



LANDING: With built in storage cupboard, radiator, loft access hatch leading to a part boarded loft with lighting and UPVC double glazed window.



BEDROOM ONE 13'9" (4.19m) x 11'10" (3.61m): A master bedroom with high quality modern fitted wardrobes, dressing table, bedside cabinets and drawers, radiator, spotlights to ceiling and UPVC double glazed led window.



EN-SUITE: Modern En-suite with walk in shower, vanity sink unit and WC, fully tiled walls and floor, modern towel radiator, spotlights to ceiling and UPVC double glazed leaded window.



BEDROOM TWO 11'10" (3.61m) x 10'2" (3.1m): A rear double bedroom with high quality modern fitted wardrobes and matching bedside cabinet, radiator, spotlights to ceiling and UPVC double glazed window.



BEDROOM THREE 11'0" (3.35m) x 9'2" (2.79m): A rear double bedroom with high quality modern fitted wardrobes and bedside table, radiator, spotlights to ceiling and UPVC double glazed window.



BEDROOM FOUR 7'3" (2.21m) x 7'3" (2.21m): A rear single bedroom with radiator, spotlights to ceiling and UPVC double glazed window.



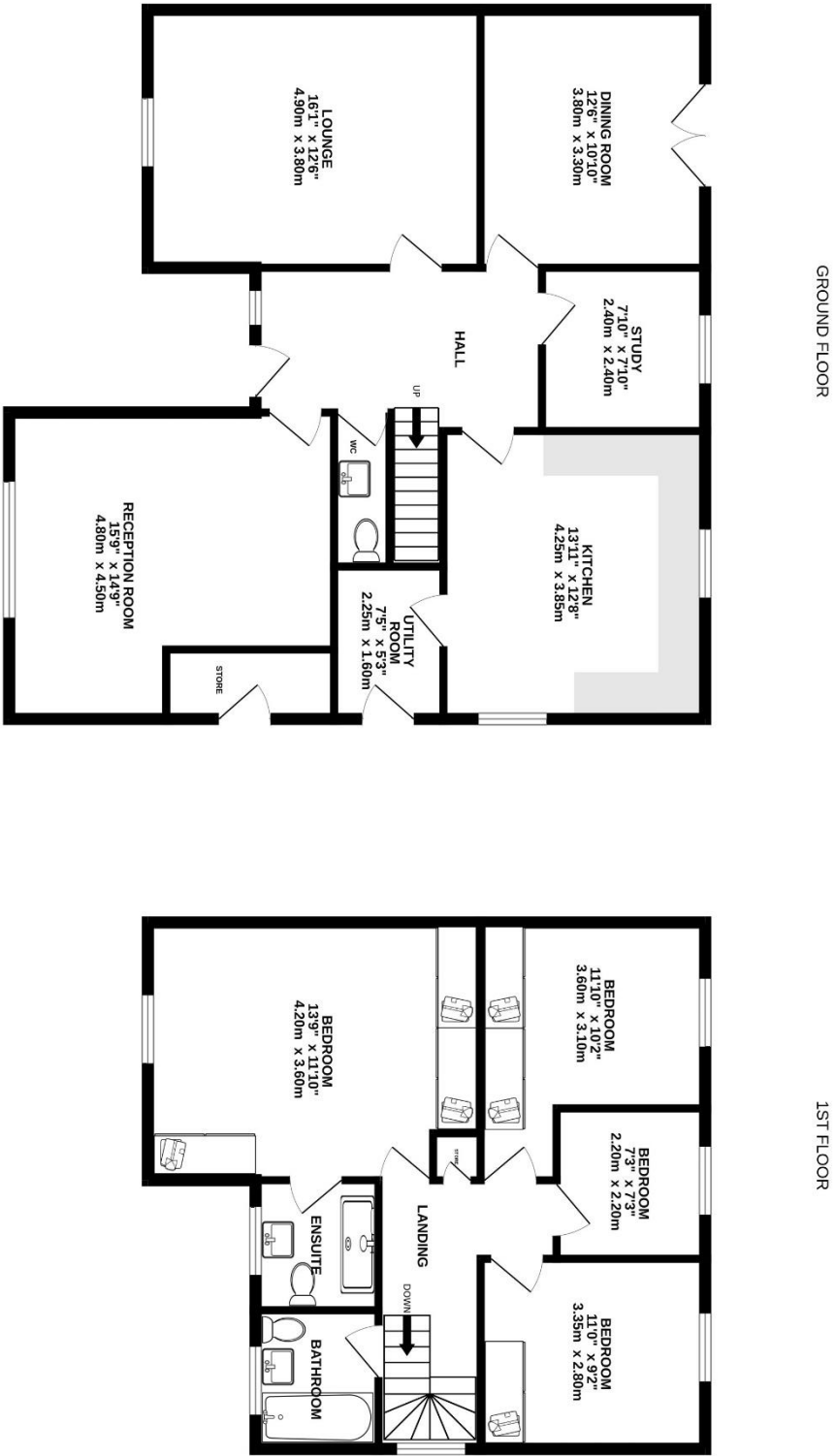
BATHROOM: Modern bathroom comprising of bath with overhead rain shower, vanity sink unit and WC, spotlights to ceiling, modern radiator, tiled flooring and UPVC double glazed window.



OUTSIDE: Externally to the front of the property is a block paved driveway providing ample off road parking with a lawn garden area with shrubs and flower borders, whilst to the rear of the property is an excellent size enclosed garden with paved patio, steps leading to a raised additional large Indian stone patio area, lawn garden with flower and shrub borders, inset feature lighting to the garden sleepers with surround lighting to the patio areas, garden shed, gated side access and fencing to all sides.



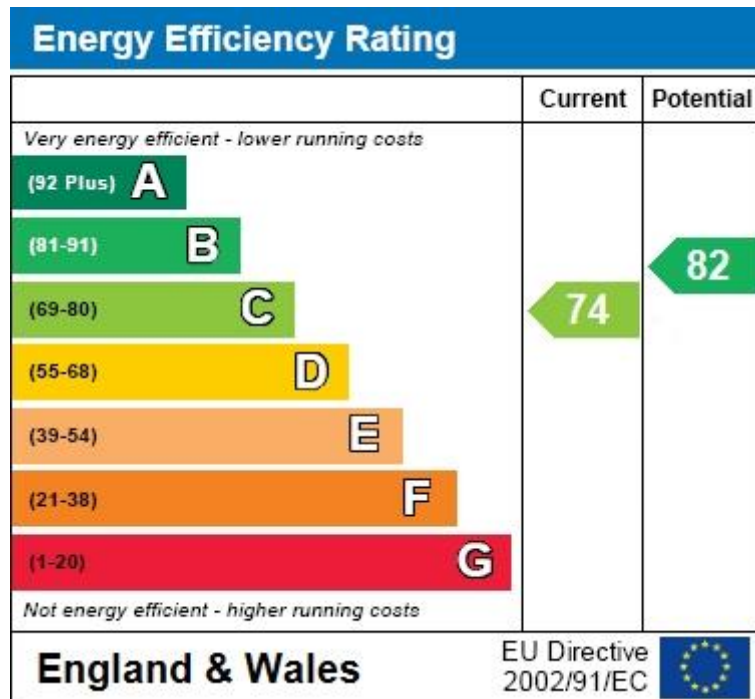
Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of the actual property and its contents are not guaranteed. The floorplan 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.