



Price £540,000

15 Packwood Chase, Chadderton, OL9 0PG

- OPPORTUNITY TO BE EXTENDED
- Executive Detached Family Home
- Four Bedrooms (Master With En Suite)
- Open Plan Lounge/Dining Room
- Downstairs WC
- Modern Fitted Kitchen
- Conservatory
- Beautifully Presented Lawn Garden Areas
- Ample Off Road Parking With Double Garage
- Viewing Highly Recommended

Situated on a substantial plot is this immaculate four bedroomed (Master with en-suite) executive family home located in a quiet cul de sac location on the desirable Packwood Chase development close to excellent local schools and amenities, public transport links including Mills Hill train station and a short drive from the Northwest motorway network. The property offers excellent family living accommodation in the form of entrance hall, open plan lounge/dining room, downstairs WC, modern fitted kitchen, utility room, conservatory, four bedrooms (Master with en-suite) and modern family bathroom. Externally to the front of the property is a beautifully presented lawned garden with driveway providing ample off-road parking and leading to an attached double garage, whilst to the rear of the property is a well maintained and presented lawn garden with flower and shrub borders and gated side access. The property provides the opportunity to be extended to both the rear, above the garage and with the conversion of the double garage to provide extra internal living accommodation if required. The property further benefits from UPVC double glazing, gas central heating and viewing of the property is highly recommended.

INTERNAL ACCOMMODATION:

ENTRANCE HALL: Via a UPVC double glazed rock door with radiator, UPVC double glazed window and stairs leading to first floor.



OPEN PLAN LOUNGE/DINING ROOM: With feature fireplace and surround, two radiators, UPVC double glazed window to front elevation and UPVC double glazed French doors leading to the rear conservatory.



DOWNSTAIRS WC: Modern WC comprising of vanity sink unit and WC, fully tiled, radiator and UPVC double glazed window.



KITCHEN DINER: Modern range of wall and base units with integrated double oven, four ring induction hob with extractor hood above, one and a half bowl composite sink unit with mixer tap, integrated fridge freezer and dish washer, spotlights to ceiling, laminate flooring, UPVC double glazed window, UPVC double glazed sliding doors leading to rear garden and door leading to the double garage with electric remote door, power and lighting and solid UPVC door leading to the rear garden.



UTILITY ROOM: With base units, stainless steel sink unit with mixer tap, plumbed for washing machine, fully tiled, radiator and UPVC double glazed window.



CONSERVATORY: UPVC construction with UPVC double glazed door leading to rear garden.



LANDING: With built in storage cupboard.



BEDROOM ONE: Front double bedroom with fitted wardrobes and bedside cabinet, radiator and UPVC double glazed window.



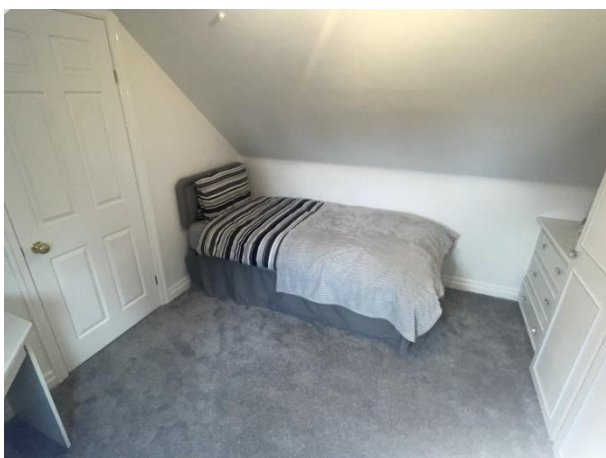
EN-SUITE: Modern en-suite comprising of shower, vanity sink unit and WC, fully tiled, radiator and UPVC double glazed window.



BEDROOM TWO: Rear double bedroom with built in wardrobes, drawers and dressing table, loft access hatch, radiator and UPVC double glazed window.



BEDROOM THREE: Front single bedroom with fitted wardrobes and drawers, radiator and UPVC double glazed window.



BEDROOM FOUR: Single bedroom currently being used as an office with built in wardrobes and drawers, radiator and UPVC double glazed window.



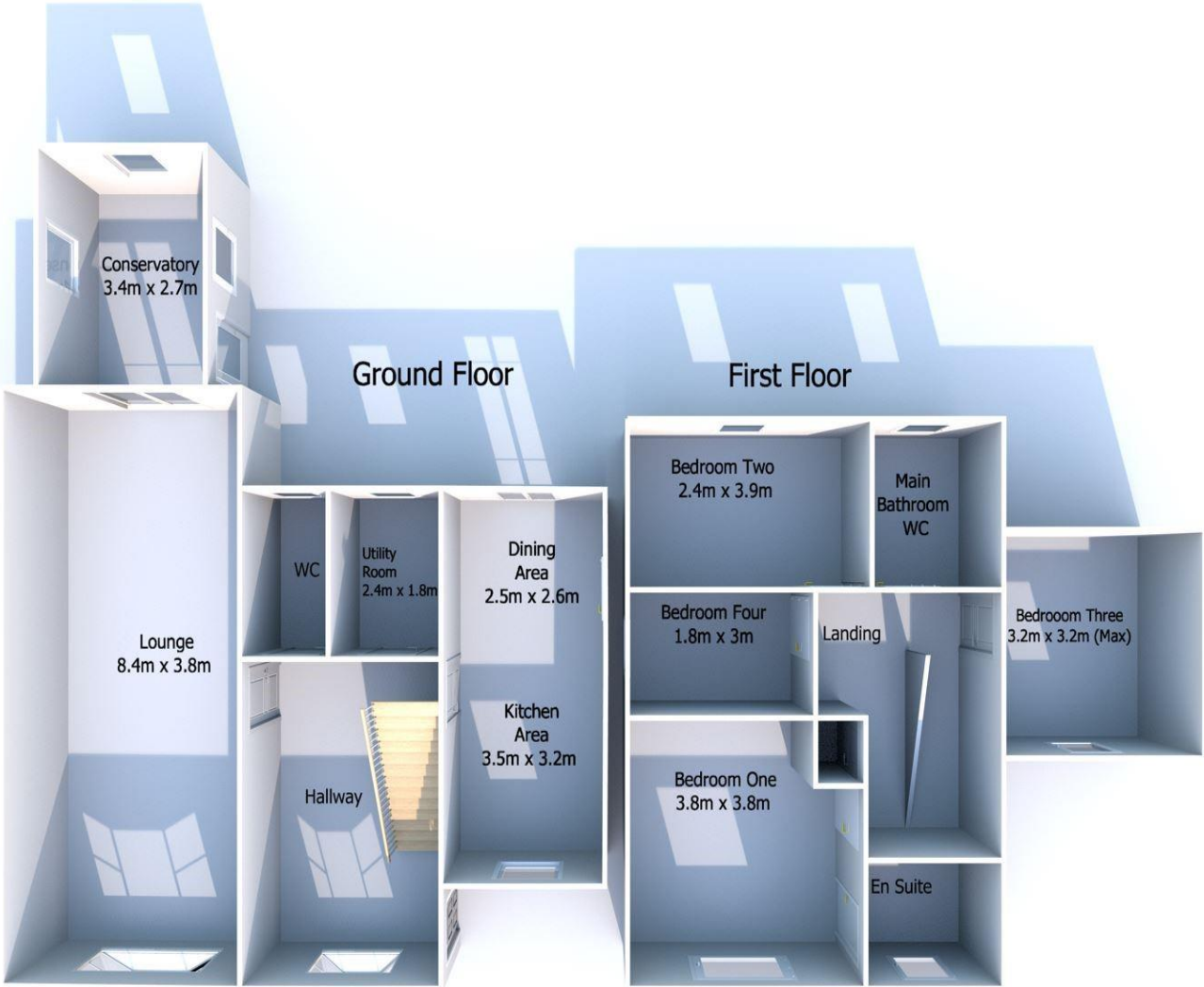
BATHROOM: Modern bathroom comprising of shower, vanity sink unit and WC, bath, towel radiator, fully tiled walls and floor and UPVC double glazed window.



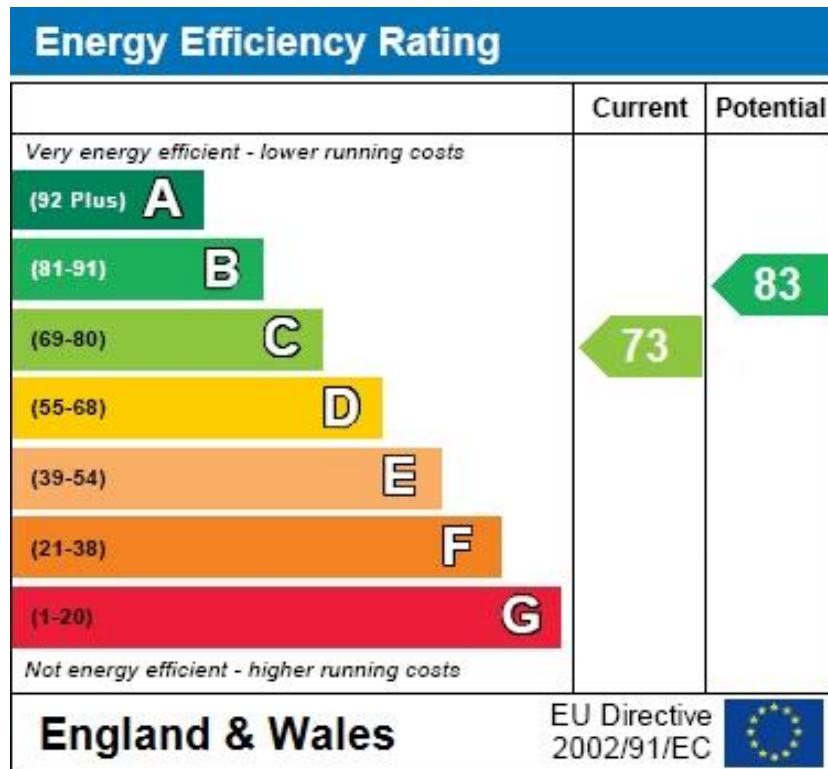
OUTSIDE: Externally to the front of the property is a beautifully presented lawned garden with driveway providing ample off-road parking and leading to an attached double garage, whilst to the rear of the property is a well maintained and presented lawn garden with flower and shrub borders and gated side access.



Floor Plan - To be added.



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.

DISCLAIMER: Whilst we endeavor to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property.