

ALISTAIR STEVENS

CHADDERTON



Price £320,000

11 Birchwood, Chadderton, OL9 9TW

- Detached
- Three/Four Bedrooms
- Open Plan Lounge/Diner
- Kitchen Diner
- Second Sitting Room
- Downstairs WC
- Low Maintenance Garden
- Driveway Providing Off-Road Parking
- Situated On a Popular Development
- Viewing Highly Recommended

This beautifully presented three/four bedroomed detached property offers excellent family living accommodation and is situated on the popular Firwood Park development within easy access to excellent local schools and amenities, public transport links including Mills Hill train station and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance porch, entrance hall, downstairs WC, open plan lounge/dining room, kitchen diner, utility room, second sitting room/ bedroom four and conservatory all to the ground floor, whilst to the first floor are three further bedrooms and family shower room. Externally to the front of the property is a concrete print driveway providing off road parking whilst to the rear of the property there is a low maintenance garden with Indian stone patio, Astro turf lawned garden and a brick built shed. The property further benefits from UPVC double glazing and gas central heating and viewing of the property is highly recommended.

INTERNAL ACCOMMODATION :

ENTRANCE PORCH : Via a UPVC double glazed entrance door with tiled flooring, radiator and spotlights to ceiling.

ENTRANCE HALL : With tiled flooring and stairs leading to the first floor.

DOWNSTAIRS WC : Comprising of vanity sink and WC, towel radiator, fully tiled walls and floor, UPVC ceiling with inset spotlights and UPVC double glazed window.

OPEN PLAN LOUNGE/DINING ROOM :

LOUNGE : 13'7" x 13'1" With fireplace and surround, radiator, laminate flooring and UPVC double glazed window to front elevation.



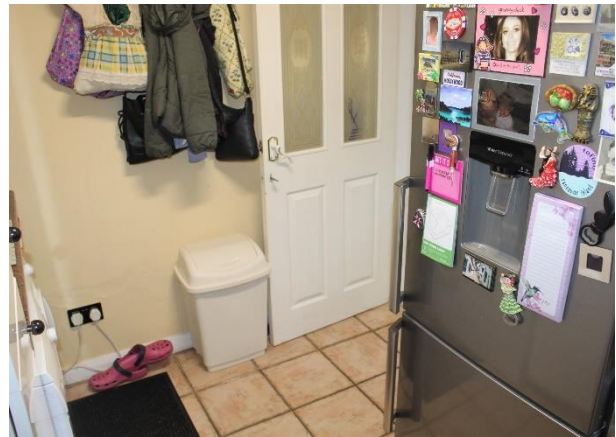
DINING ROOM : 12'6" x 8'9" With laminate flooring, radiator and opening through to the conservatory.



KITCHEN DINER : 13'1" x 8'10" A modern range of wall and base units with granite work tops, integrated oven, four ring gas hob with extractor hood above, inset sink unit with mixer tap, spotlights to ceiling and two UPVC double glazed windows.



UTILITY ROOM : 8'10" x 7'10" With radiator and UPVC double glazed door to side elevation.



SECOND SITTING ROOM/BEDROOM FOUR : 10'10" x 7'10" With radiator, laminate flooring and UPVC double glazed window.

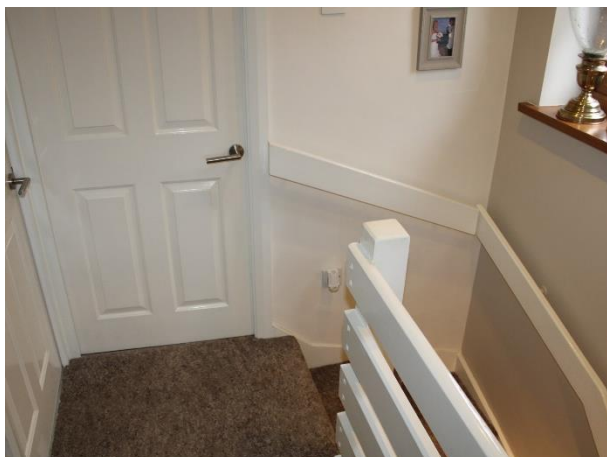


CONSERVATORY : 13'1" x 13'1" Of brick and UPVC construction with laminate flooring, radiator and UPVC double glazed French doors leading to the rear garden.



FIRST FLOOR :

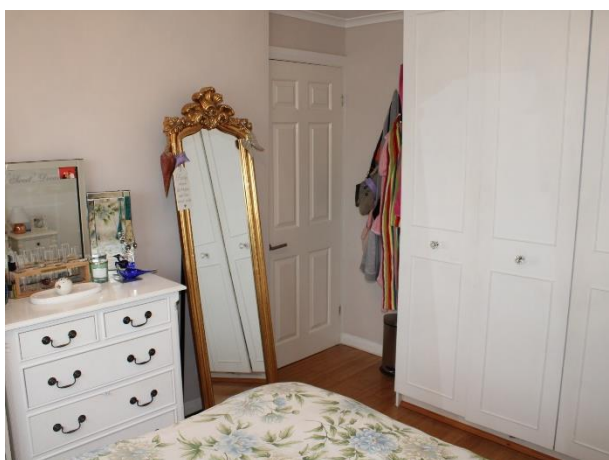
LANDING : With loft access hatch, spotlights to ceiling and UPVC double glazed window.



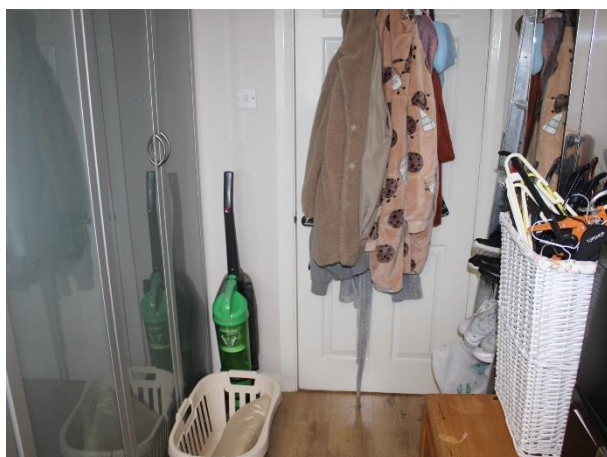
BEDROOM ONE : 12'2" x 10'10" A rear double bedroom with wooden flooring, radiator, fitted wardrobes and UPVC double glazed window.



BEDROOM TWO : 11'2" x 10'10" A front double bedroom with laminate flooring, radiator and UPVC double glazed window.



BEDROOM THREE : 9'10" x 6'3" A rear single bedroom with laminate flooring, radiator and UPVC double glazed window.



SHOWER ROOM : Comprising of shower cubicle, vanity sink unit and WC, fully tiled walls and floor, built in shelves, towel radiator, UPVC ceiling with inset spotlights and UPVC double glazed window.

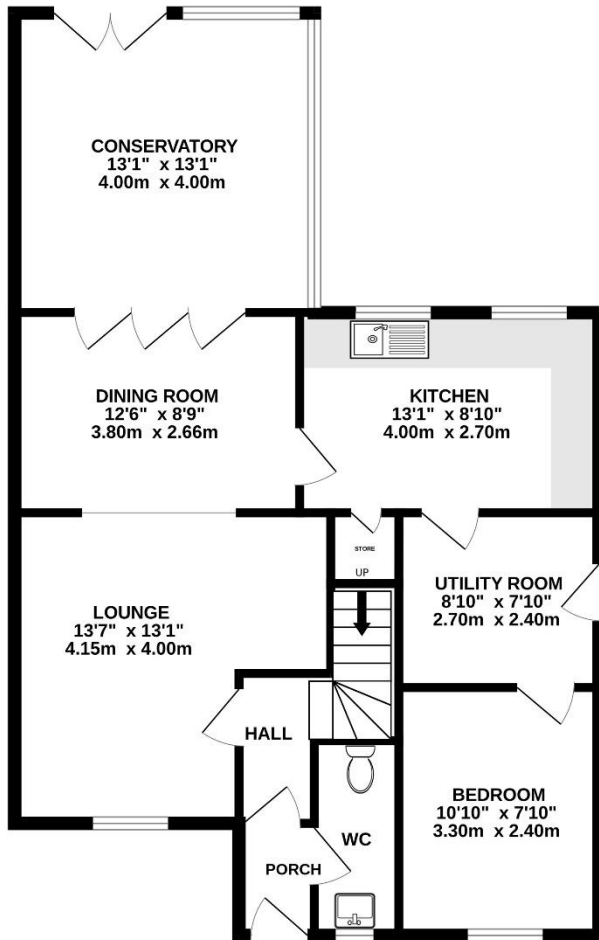


OUTSIDE : Externally to the front of the property is a concrete print driveway providing off road parking whilst to the rear of the property there is a low maintenance garden with Indian stone patio, Astro turf lawned garden and a brick built shed.

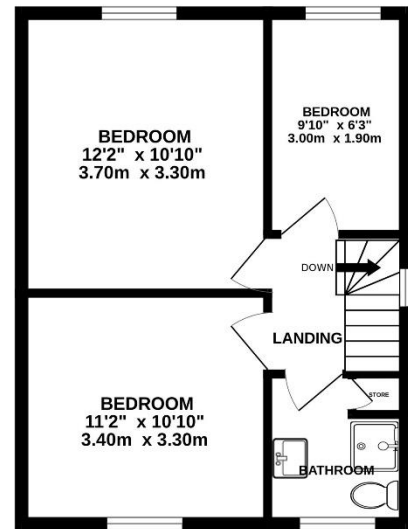


Floor Plan

GROUND FLOOR

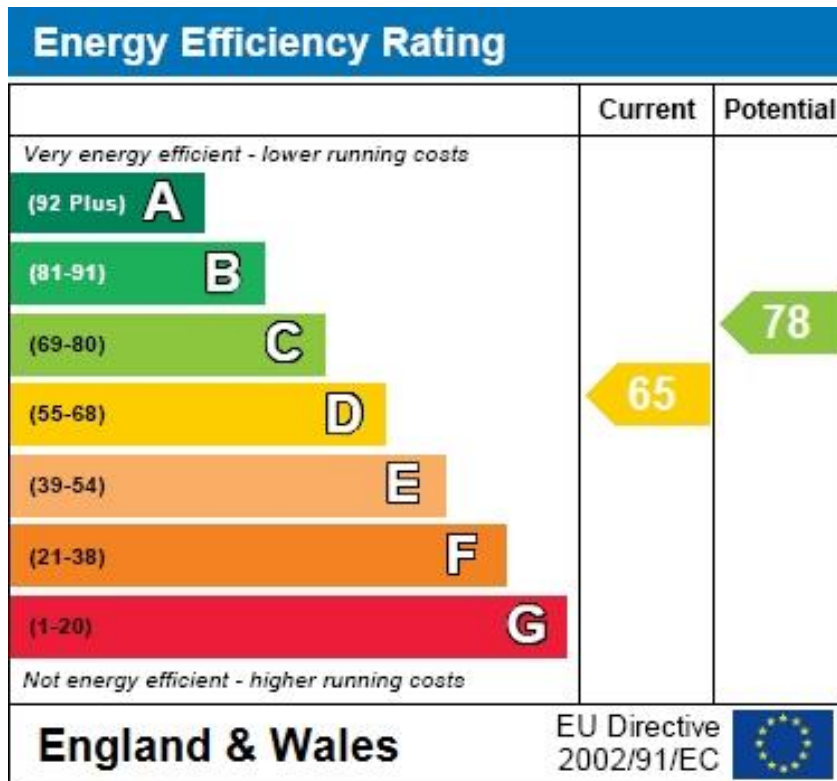


1ST FLOOR



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.