

ALISTAIR STEVENS

ESTATE & LETTING AGENTS



Asking Price £795,000

95 Chadderton Hall Road, Oldham, OL9 0QR

- Extended Detached Family Home
- Four Generous Bedrooms
- Through Lounge
- Large Open Plan Kitchen/Diner
- Utility, sitting & Guest Room
- Downstairs Shower Room
- Garden Areas To Front & Rear
- Driveway Providing Off Road Parking
- Large Double Garage With Power & Lighting
- Viewing Strongly Recommended

This fantastic detached, extended family home has superbly appointed living accommodation that comprises briefly on the ground floor: entrance hall, through lounge, large open plan kitchen/diner with orangery style extension, utility room, sitting room, guest room and shower room WC, whilst to the first floor there is a large landing area, four generous bedrooms (two with en-suite facilities and one with walk in dressing room) and luxury bathroom WC with shower. The property is situated in a convenient and popular residential area adjacent to North Chadderton High School with easy access to local amenities, public transport links and a short distance from Chadderton town centre as well as the Northwest motorway network. Externally the property occupies a large plot with garden areas, driveway with hard standing and an extremely spacious integral garage. This fine home benefits further from the installation of gas fired central heating and double-glazed windows and external doors. To fully appreciate the quality and size of this outstanding home an internal inspection is strongly recommended.

Accommodation

Entrance: Via a feature composite double glazed door and window opening through to the large entrance hall with two radiators, coving, storage cupboard and staircase leading to the first floor.



Lounge: Large through room with living flame gas fire and feature fire surround, two radiators, coving, sunken spotlights, UPVC double glazed windows to the front and UPVC double glazed patio doors to the rear.



Open plan Kitchen/Diner: Extremely spacious open plan area fitted with an extensive range of modern built in kitchen units with granite work surfaces including breakfast bar, integral range style oven and extractor hood, dishwasher, sink units with mixer taps, plinth heater, radiator, tiled floor, Velux windows, UPVC double glazed window and two UPVC double glazed patio doors in the orangery style extension.



Utility room: With built in kitchen units, work surfaces, splashback tiling, plumbed for washing machine, sink unit with mixer tap, tiled floor, radiator, UPVC double glazed window and UPVC double glazed door to the rear.

Sitting Room: Large open room with radiator, sunken spotlights, coving, UPVC double glazed patio doors and window to the rear.



Guest Room/Study: Generous room with radiator, coving and UPVC double glazed window to the front.



Downstairs Shower room: Comprising of luxury two-piece suite including vanity sink and unit, corner shower cubicle with wall mounted shower, splash back tiling, radiator, extractor fan and UPVC double glazed window to the side.



First Floor

Landing: Open area with sunken spotlights, coving, UPVC double glazed window and balcony area to the front.



Bedroom One: Large double bedroom with storage cupboard, walk in dressing area, radiator and UPVC double glazed window.





Ensuite: Three-piece suite including vanity sink and unit, bath with wall mounted shower, sunken spotlights, splashback tiling, heated towel rail, extractor fan and UPVC double glazed window to the rear.

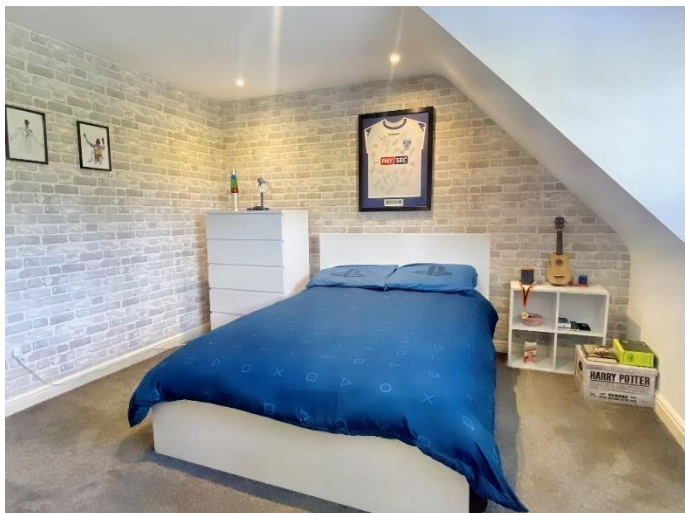
Bedroom Two: Rear double bedroom with built in wardrobe, radiator and UPVC double glazed window.



Ensuite: Luxury two-piece suite including vanity sink and unit, built in shower cubicle with wall mounted shower, fully tiled walls and floor, heated towel rail, extractor fan and UPVC double glazed window.



Bedroom Three: Generous third bedroom with radiator and UPVC double glazed window to the front.



Bedroom Four: Fourth large bedroom with radiator, sunken spotlights and UPVC double glazed window to the front.

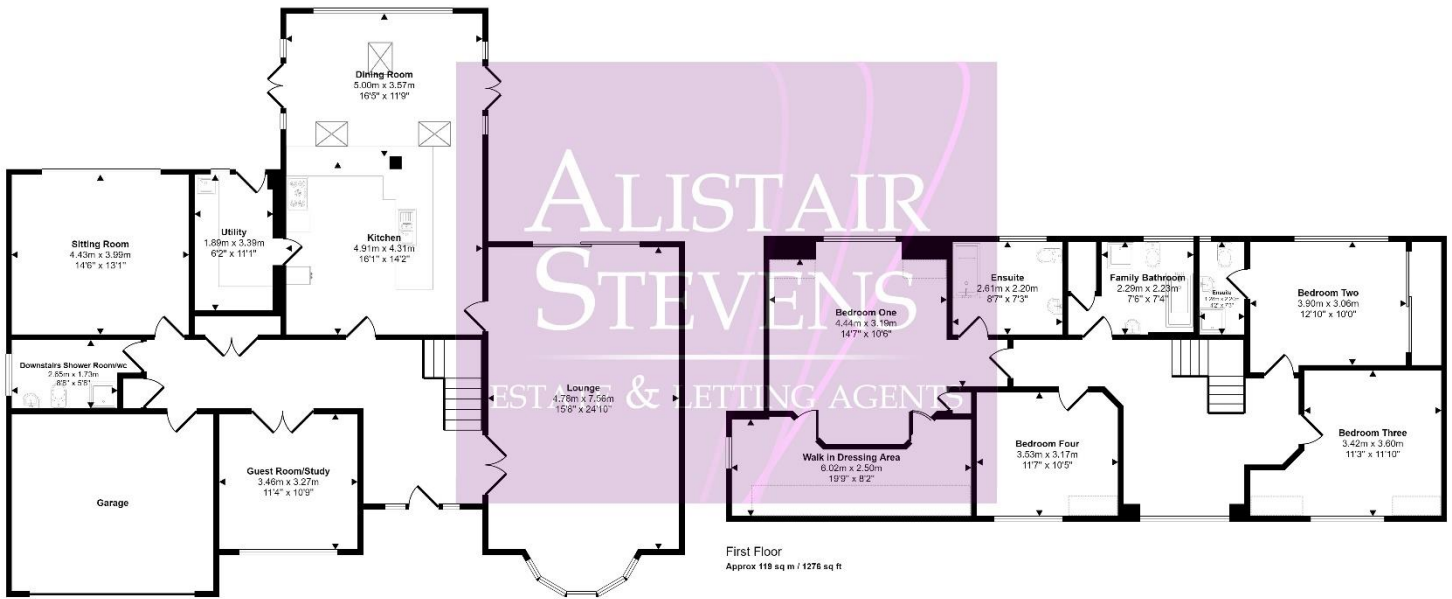


Bathroom/wc: Comprising of luxury three-piece suite including vanity sink and unit, feature taps and fittings, built in shower cubicle with wall mounted shower, fully tiled walls and floor, heated towel rail, airing/storage cupboard, extractor fan and UPVC double glazed window to the rear.

Outside: The property occupies a large plot with gardens to the front and rear. Externally to the rear there are patio and lawn areas with shrubs, covered area with mature trees and boundary fencing, whilst to the front of the property there is a driveway and hard standing area leading to a large double/triple integral garage with light and power, lawned garden with shrubs, conifers and boundary fencing.



Approx Gross Internal Area
292 sq m / 3139 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any miss, omission or mis-statement. Items of interest such as balconies, pools and representations only and may not look like the real items. Made with Made Snappy 500.

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 Plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 71 | 78 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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.