

ALISTAIR STEVENS

CHADDERTON



Asking Price Of £490,000

14 Edge View, North Chadderton, OL1 2TR

- Spacious Detached Family Home
- Five Bedrooms (Master With En-Suite)
- Large Through Lounge To Conservatory
- Fitted Kitchen/Dining Room
- Second Sitting Room & Utility Room
- Downstairs WC & Family Bathroom
- Generous Enclosed Patio Garden Area
- Driveway Leading To Double Garage
- Quiet Cul De Sac Location
- Viewing Highly Recommended

This extremely spacious detached family home is situated in a quiet cul de sac location on the popular Irk Vale development within easy access of excellent local schools and amenities, public transport links and a short drive from Chadderton town centre as well as the Northwest motorway network. Internal accommodation comprises of entrance porch, entrance hall, downstairs WC, sitting room/office, large through lounge with conservatory, fitted kitchen/diner and utility room all to the ground floor. To the first floor there are five bedrooms (Master with en-suite) and family bathroom with jacuzzi bath. Externally to the rear of the property is an enclosed garden area with further garden area and driveway leading to an integral double garage at the front of the property. This fine home benefits further from the installation of gas fired central heating, double glazed windows throughout and a recently upgraded roof. To fully appreciate the property on offer, a viewing is highly recommended.

INTERNAL ACCOMMODATION :

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

DOWNSTAIRS WC : Comprising of two piece suite, radiator and splash back tiling.



SITTING ROOM/ OFFICE : With radiator and UPVC double glazed window to the rear.



KITCHEN/DINING ROOM : Fitted with a range of built in kitchen units and work surfaces, stainless steel sink unit with mixer taps, integral double oven, hob and extractor hood, splashback tiling, radi



LOUNGE : With two radiators, dado rail, coving, feature gas fire and surround, UPVC double glazed window and UPVC double glazed patio doors opening through to the conservatory which is a UPVC con



CONSERVATORY:



UTILITY ROOM : Built in kitchen units, work surfaces, stainless steel sink unit with mixer taps, plumbed for washing machine, entrance to garage, radiator and UPVC double glazed door to the side.



FIRST FLOOR

LANDING : With radiator, walk in storage/airing room and access to loft.

BEDROOM ONE : Front double bedroom with built in wardrobes and bedroom furniture, two radiator and two UPVC double glazed windows to the front.



EN-SUITE :Modern two piece suite, built in shower cubicle with wall mounted shower, panelled ceiling with sunken spotlights, fully tiled walls, heated chrome towel rail and UPVC double glazed window to the side.



BEDROOM TWO : Front spacious bedroom with built in wardrobes, two radiators and two UPVC double glazed windows to the front.



BEDROOM THREE : Rear double bedroom with built in wardrobes, radiator and UPVC double glazed window to the rear.



BEDROOM FOUR : Rear double bedroom with built in wardrobes and bedroom furniture, radiator and UPVC double glazed window to the rear.



BEDROOM FIVE : Rear single bedroom with radiator and UPVC double glazed window to the rear.



FAMILY BATHROOM : Comprising of three-piece suite including jacuzzi bath, fully tiled walls, built in shower cubicle with wall mounted shower, radiator, panelled ceiling with sunken spotlights and UPVC double glazed window to the rear.



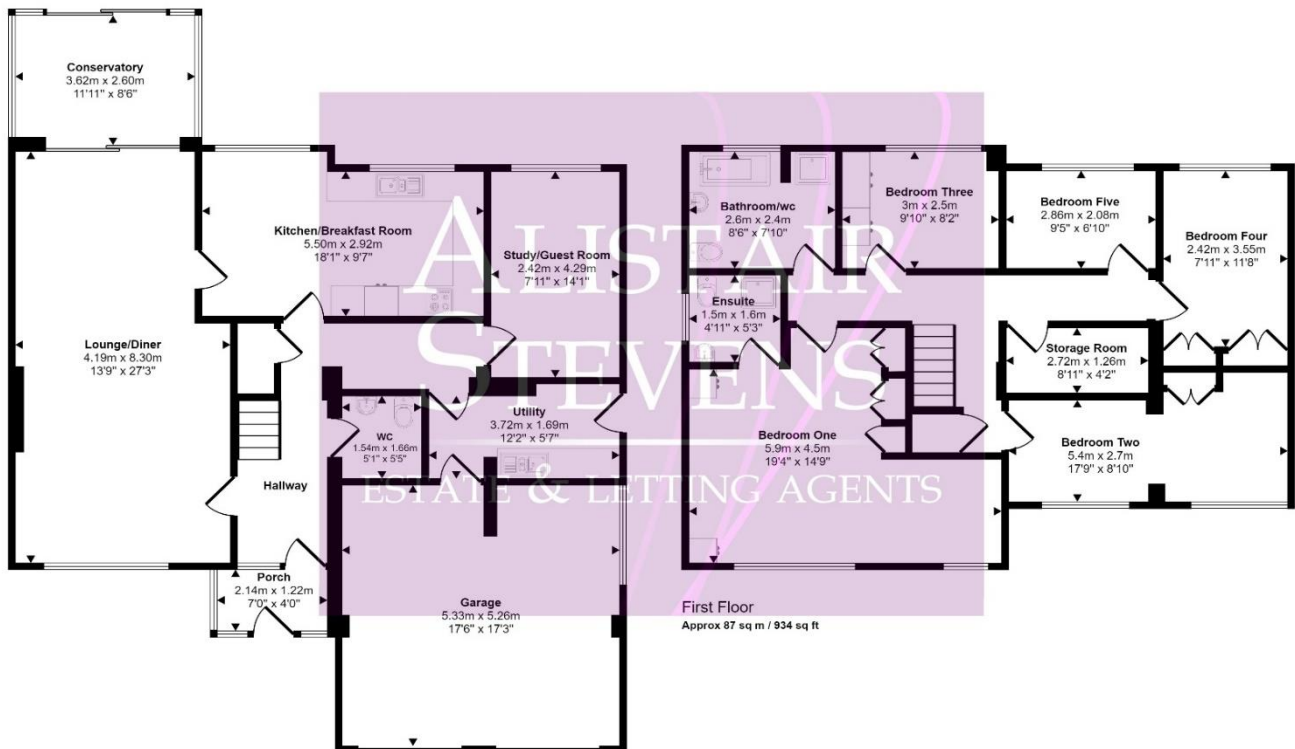
OUTSIDE

Externally to the rear of the property is a generous enclosed patio garden area with shrubs, flower borders, boundary fencing and sunny aspect. Whilst to the front of the property is a smaller garden area and spacious driveway leading to a double integral garage with light and power supply.



Floor Plan

Approx Gross Internal Area
216 sq m / 2323 sq ft



Ground Floor
Approx 129 sq m / 1389 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 error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Performance Certificate

Energy Performance Certificate

To be added.

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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.