

ALISTAIR STEVENS

CHADDERTON



Asking Price £585,000

3 Brandwood, Oldham, OL1 2TP

- Executive Detached Property
- Five/Six Bedrooms (Master with en-suite)
- Large Open Plan Lounge/Dining Room
- Kitchen & Utility Room
- Conservatory
- Downstairs WC & Family Bathroom
- Substantial Garden Areas
- Off Road Parking Facilities & Double Garage
- Situated On A Generous Plot
- Viewing Highly Recommended

This impressive executive five/ six bedroomed detached property offers excellent family living accommodation and is situated on a generous plot with ample off road parking and additional parking area for a caravan or Winnebago. The property is located on the extremely popular Irk Vale development in North Chadderton within walking distance of Chadderton park, excellent local schools and amenities, public transport links and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance porch, entrance hall, large open plan lounge/dining room, sitting room, conservatory, kitchen, downstairs WC, utility room and bedroom six with a walk in shower all to the ground floor, whilst to the first floor there are five further bedrooms (master with en-suite) and family bathroom. Externally to the front of the property is a block paved driveway providing ample off road parking and leading to a double garage with remote electric doors, whilst to the side of the property is a substantial block paved side area with some reconfiguration of the front garden could easily accommodate a large caravan or a campervan/ Winnebago. To the rear of the property is a block paved patio and pathway with steps leading to a lawned garden area with flower and shrub borders. The property further benefits from UPVC double glazing and gas central heating. Viewing of the property is highly recommended.

INTERNAL ACCOMMODATION

ENTRANCE PORCH : Via UPVC double glazed entrance door.

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



OPEN PLAN LOUNGE/DINING ROOM : With feature fireplace and surround, radiator, UPVC double glazed window to front elevation and UPVC double glazed door leading to conservatory.



DINING ROOM : With radiator and UPVC double glazed window.



KITCHEN : A range of wall and base units, integrated double oven with four ring halogen hob and extractor hood above, stainless steel sink unit with mixer tap, spotlights to ceiling, radiator and UPVC double glazed window.



CONSERVATORY : Insulated roof with inset spotlights, radiator and UPVC double glazed door leading to the rear garden.



DOWNSTAIRS WC : Comprising of vanity sink unit and WC.



UTILITY ROOM : Range of wall and base units, sink, plumbed for washing machine and dryer, loft access hatch and UPVC double glazed window.



BEDROOM SIX : Double bedroom with radiator and UPVC double glazed window.



SHOWER ROOM : Comprising of shower, radiator and UPVC double glazed window.



FIRST FLOOR

LANDING : Built in storage cupboard, radiator and loft access hatch.

BEDROOM ONE : Front double bedroom with radiator and UPVC double glazed window.



EN-SUITE : With shower cubicle, sink and WC, towel radiator and UPVC double glazed window.



BEDROOM TWO : Rear double bedroom with radiator and UPVC double glazed window.



BEDROOM THREE : Rear double bedroom with radiator and UPVC double glazed window.



BEDROOM FOUR : Front double bedroom with radiator and UPVC double glazed window.



BEDROOM FIVE : Smaller front double bedroom with radiator and UPVC double glazed window.



MAIN FAMILY BATHROOM: Large family bathroom with bath with mixer taps, separate shower cubcil with over head shower, sink and WC, heated chrome towel rail, tiled walls and UPVC double glazed window to the rear.



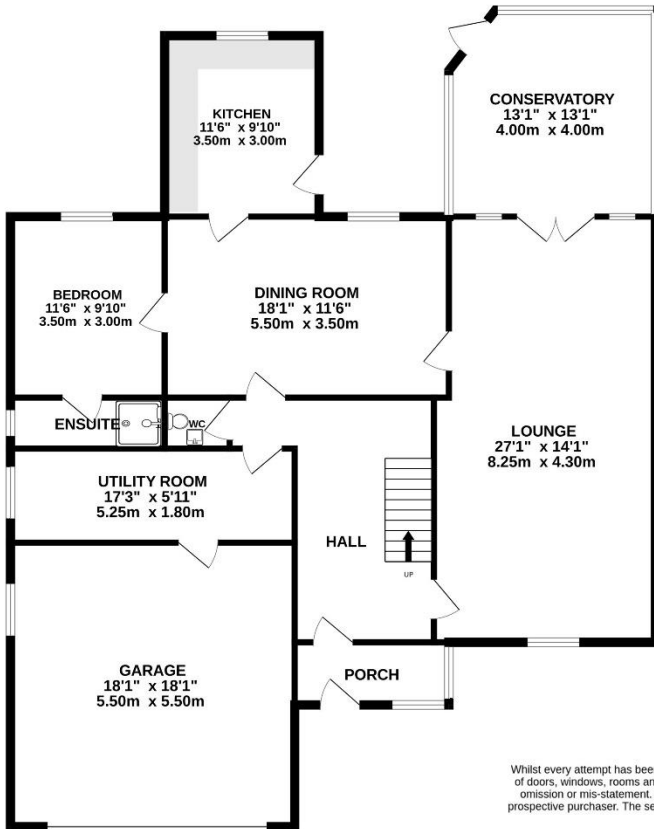
OUTSIDE

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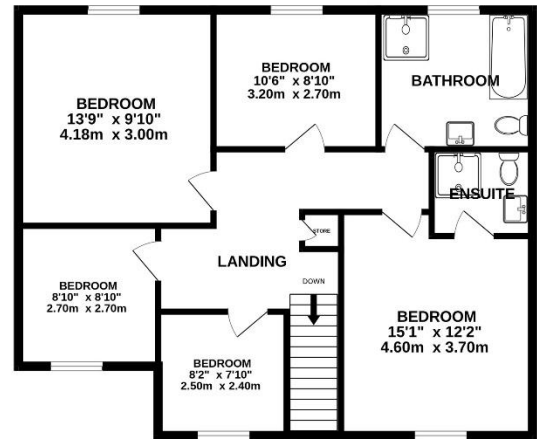


Floor Plan

GROUND FLOOR



1ST FLOOR

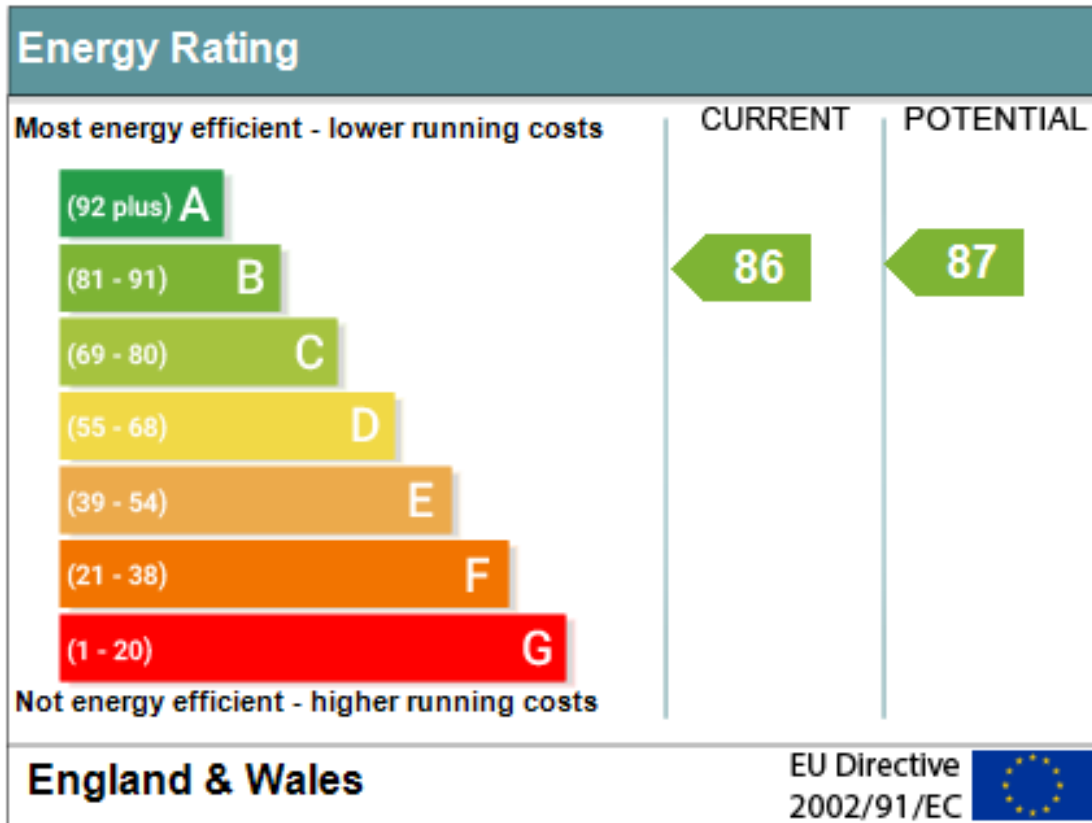


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

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.