

# ALISTAIR STEVENS

## CHADDERTON



Asking Price Of £535,000

20 Arkle Drive, Chadderton, OL9 0ND

- Modern Extended Detached Property
- Four Bedrooms (Two with en-suites)
- Good Size Lounge
- Open Plan Kitchen/Summer Room/Dining Room
- Modern Family Bathroom & Downstairs WC
- Private Enclosed Rear Garden
- Driveway Providing Ample Off Road Parking
- Substantial Family Living Accommodation
- Ever Popular Swallowfield Development
- Viewing Highly Recommended

This immaculate modern turnkey extended four double bed roomed (Two with en-suite facilities) detached property offers substantial family living accommodation and is situated on the ever popular Swallowfield development at the head of a cul de sac within easy access of excellent local schools and amenities, public transport links and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance hall, downstairs WC, lounge, extended open plan kitchen, summer room and dining room and utility room all to the ground floor, whilst to the first floor there are four bedrooms (two with en-suites) and modern family bathroom. Externally to the front of the property is a lawned garden area and substantial driveway providing ample off road parking and leading to an attached garage, whilst to the rear of the property is a private enclosed rear garden which is not overlooked from the rear. The property further benefits from UPVC double glazing and gas central heating. Viewing of the property is highly recommended to fully appreciate the size and quality on offer.

### INTERNAL ACCOMMODATION

**ENTRANCE HALL:** Via composite double glazed entrance door with radiator, tiled flooring and stairs leading to first floor.



**DOWNSTAIRS WC :** Comprising of vanity sink unit and WC, radiator, spotlights to ceiling and UPVC double glazed window.





LOUNGE : With radiator, spotlights to ceiling and UPVC double glazed window to front elevation.



OPEN PLAN KITCHEN/SUMMER ROOM/DINING ROOM :Modern range of wall and base units, marble worktops, two integrated ovens, integrated microwave, integrated fridge freezer, four ring induction hob with extractor hood above, large inset stainless steel sink unit with mixer tap, tiled flooring, breakfast bar, understairs storage cupboard, UPVC double glazed window and opening to the summer room and through to the dining room with tiled flooring, radiator two UPVC double glazed windows, two Velux windows and UPVC double glazed bi-folding doors leading to rear garden.



UTILITY ROOM : With granite worktops, stainless steel sink unit with mixer taps, built in storage cupboard, tiled flooring, door leading to rear garden and door leading to integral garage.



GARAGE : Up and over door, power, and lighting.

### **FIRST FLOOR**

LANDING : With built in storage cupboard and loft access hatch with loft ladders leading to a part boarded loft with power and lighting.



BEDROOM ONE : Rear double bedroom with fitted wardrobes, two radiators and two UPVC double glazed windows.





**EN-SUITE :** Comprising of shower cubicle, vanity sink unit and WC, fully tiled walls and floor, spotlights to ceiling and UPVC double glazed window.



**BEDROOM TWO :** Front double bedroom with fitted wardrobes, radiator and UPVC double glazed window.



**EN-SUITE :** Comprising of shower cubicle, vanity sink unit and WC, towel radiator, spotlights to ceiling and UPVC double glazed window.



**BEDROOM THREE** : Front double bedroom with fitted wardrobes, vanity sink unit, two radiators, spotlights to ceiling and two UPVC double glazed windows.



**BEDROOM FOUR** : Rear double bedroom currently being used as an office with radiator and UPVC double glazed window.





**BATHROOM** : Modern bathroom comprising of bath with overhead rain shower, vanity sink unit and WC, towel radiator, tiled flooring, extractor fan, spotlights to ceiling and UPVC double glazed window.



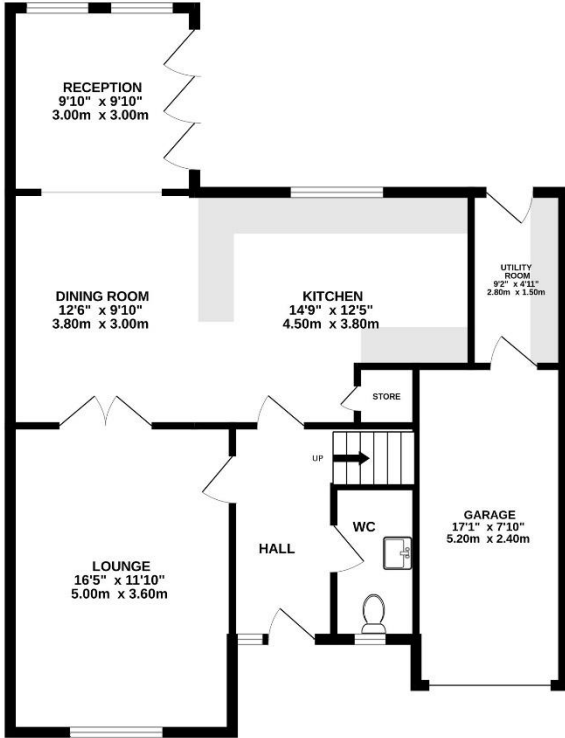
## **OUTSIDE**

Externally to the front of the property is a lawned garden area and substantial driveway providing ample off road parking and leading to an attached garage, whilst to the rear of the property is a private enclosed rear garden which is not overlooked from the rear with Indian stone patio area, additional patio area, lawned garden area and wooden garden shed.

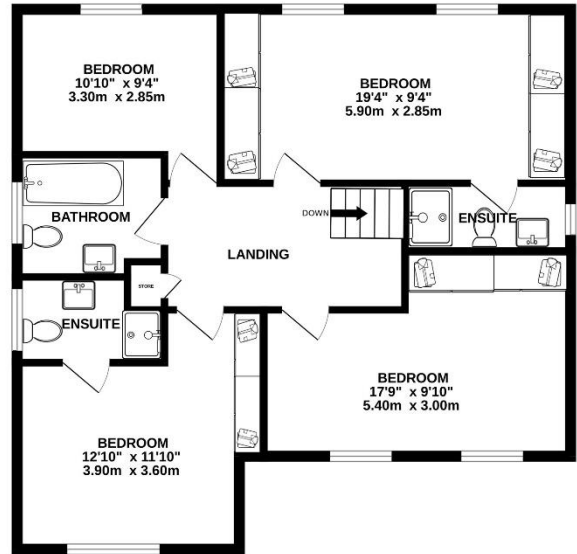


# FLOOR PLAN

GROUND FLOOR



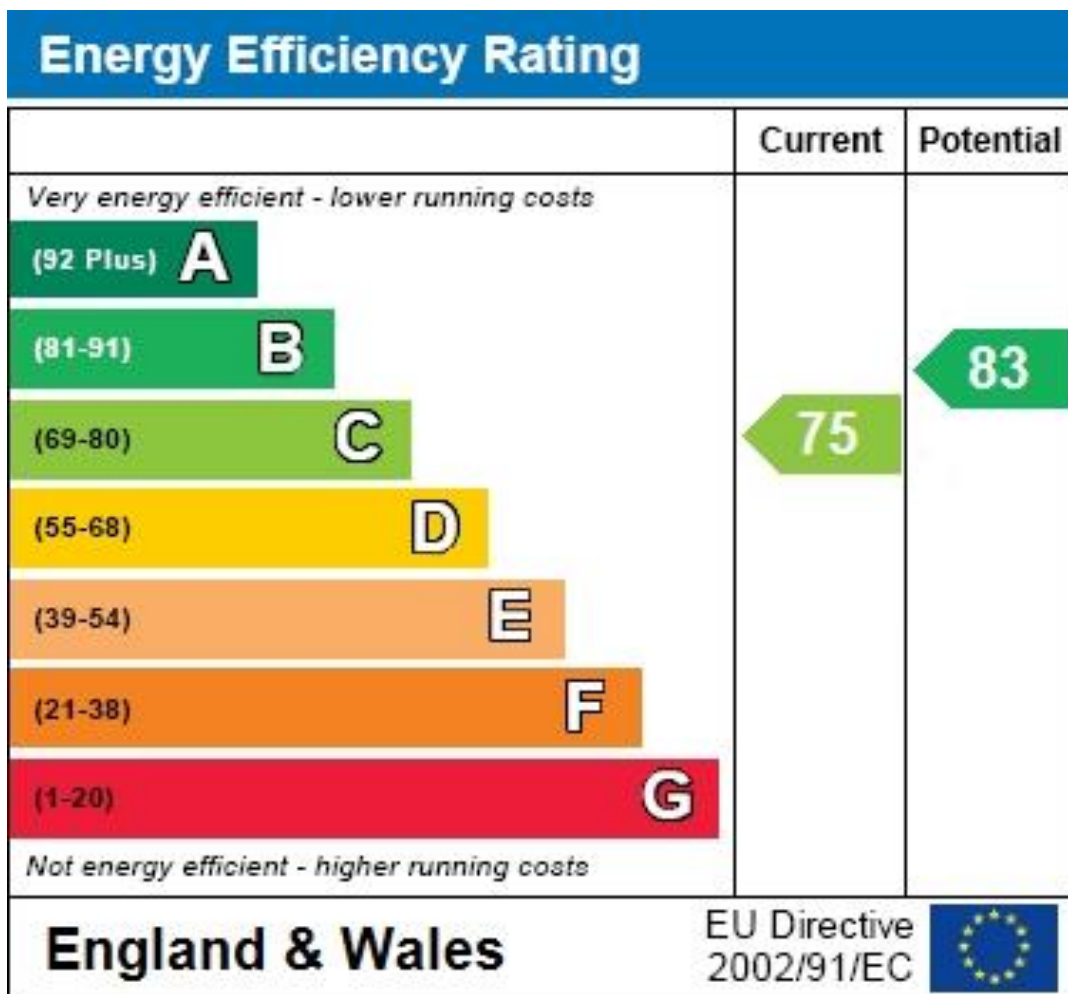
1ST FLOOR



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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Please contact the office before viewing the property.