



Offers Over £400,000

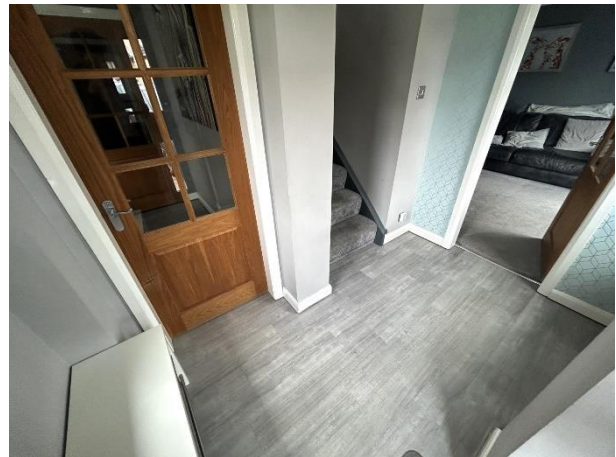
23 Birchwood, Oldham, OL9 9UH

- Modern Extended Detached Property
- Four Bedrooms (Master with En-suite)
- Three Reception Rooms
- Modern Kitchen
- Playroom/Summer Room
- Modern Family Bathroom
- Astro turf Lawned Garden
- Driveway Providing Ample Off Road Parking
- Popular Residential Area
- Viewing Highly Recommended

This substantially extended modern four bedroomed detached property offers excellent family living accommodation and is situated in a popular residential area of North Chadderton within easy access of 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 hall, lounge, dining room, open plan kitchen, playroom/summer room and rear porch all to the ground floor, whilst to the first floor there are four bedrooms (master with en-suite) and modern family bathroom. Externally to the front of the property is a low maintenance artificial lawned garden with concrete imprint driveway providing ample off road parking, whilst to the rear to the property is an Indian Stone area with Austro turf lawned garden, wooden storage area and undercover BBQ seating. The property further benefits from UPVC double glazing and gas central heating. Viewing of the property is highly recommended.

INTERNAL ACCOMMODATION:

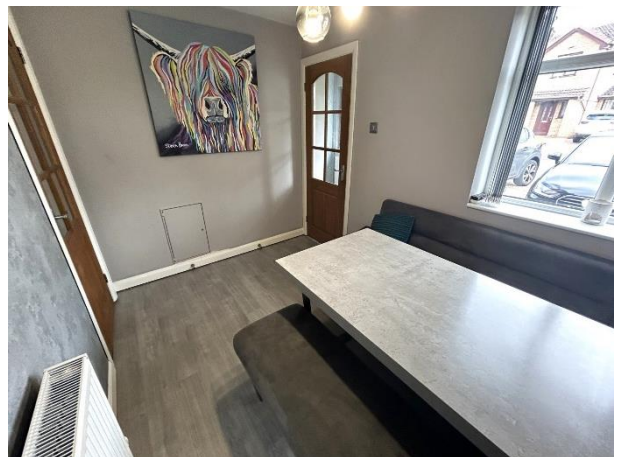
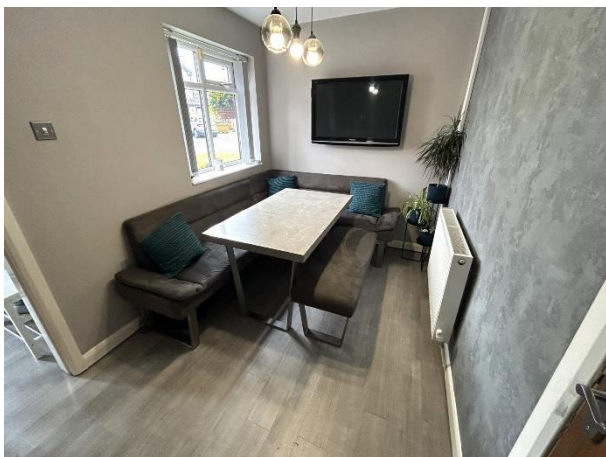
ENTRANCE HALL: Via a composite rock door with side window, Karndean flooring and stairs leading to first floor.



LOUNGE 14'9" (4.5m) x 12'6" (3.81m): With, radiator, carpet, and UPVC double glazed bay window to front elevation.



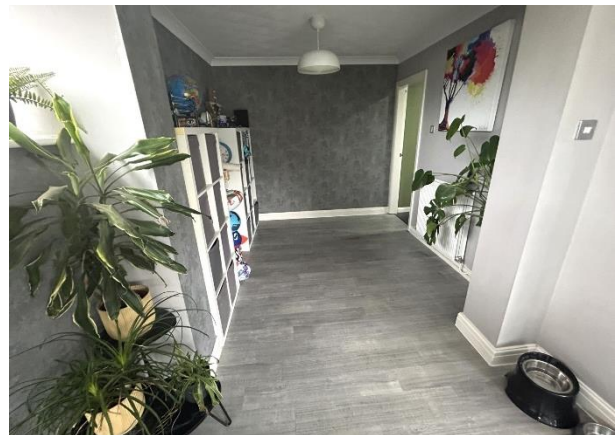
DINING ROOM 11'6" (3.51m) x 7'7" (2.31m): With radiator, Karndean flooring and UPVC double glazed window.



KITCHEN 22'11" (6.99m) x 16'4" (4.98m): Modern kitchen comprising of a range of wall and base units, four ring hob with extractor hood above, stainless steel splashback, integrated double oven, one and a half bowl composite sink unit with mixer tap, breakfast bar, under unit lighting, tiled flooring, service hatch and spotlights.



PLAYROOM/SUMMER ROOM 8'10" (2.69m) x 8'6" (2.59m): With Karndean flooring, spotlights to ceiling, UPVC double glazed windows to each side and UPVC double glazed French doors leading to rear garden.



UTILITY ROOM 9'10" (3m) x 6'7" (2.01m): With a range of wall and base units, stainless steel sink unit with mixer tap, plumbed for washing machine and dryer and UPVC double glazed window to the rear.

FIRST FLOOR:

BEDROOM ONE 18'1" (5.51m) x 11'6" (3.51m): Front double bedroom with radiator and UPVC double glazed window.



EN-SUITE: Newly fitted suite with Karndean flooring, shower, bath, sink and WC, heated chrome towel rail, and UPVC double glazed window.



BEDROOM TWO 12'6" (3.81m) x 10'6" (3.2m): Double bedroom with radiator, built in wardrobe and UPVC double glazed window.



BEDROOM THREE 10'6" (3.2m) x 9'10" (3m): Rear double bedroom with laminate flooring, radiator and UPVC double glazed window.



BEDROOM FOUR 7'7" (2.31m) x 6'7" (2.01m): Single bedroom with radiator and UPVC double glazed window.

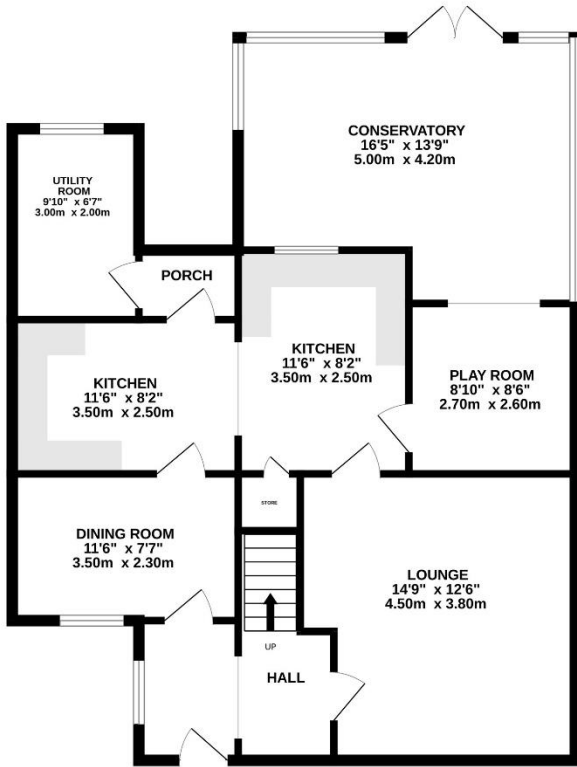
BATHROOM: Comprising of bath, sink and WC, heated towel rail and UPVC double glazed window.



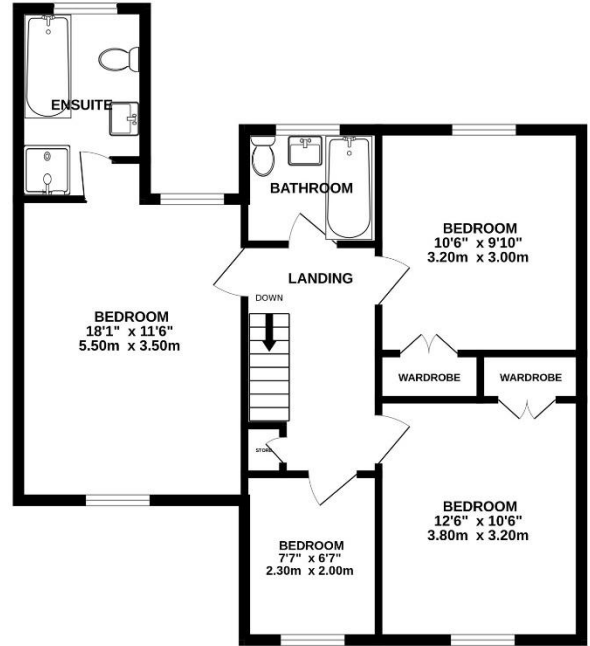
OUTSIDE: Externally to the front of the property is a low maintenance artificial lawned garden with concrete imprint driveway providing ample off road parking, whilst to the rear to the property is an Indian Stone patio area with Austro turf lawned garden, wooden storage area and undercover BBQ seating.

Floor Plan

GROUND FLOOR

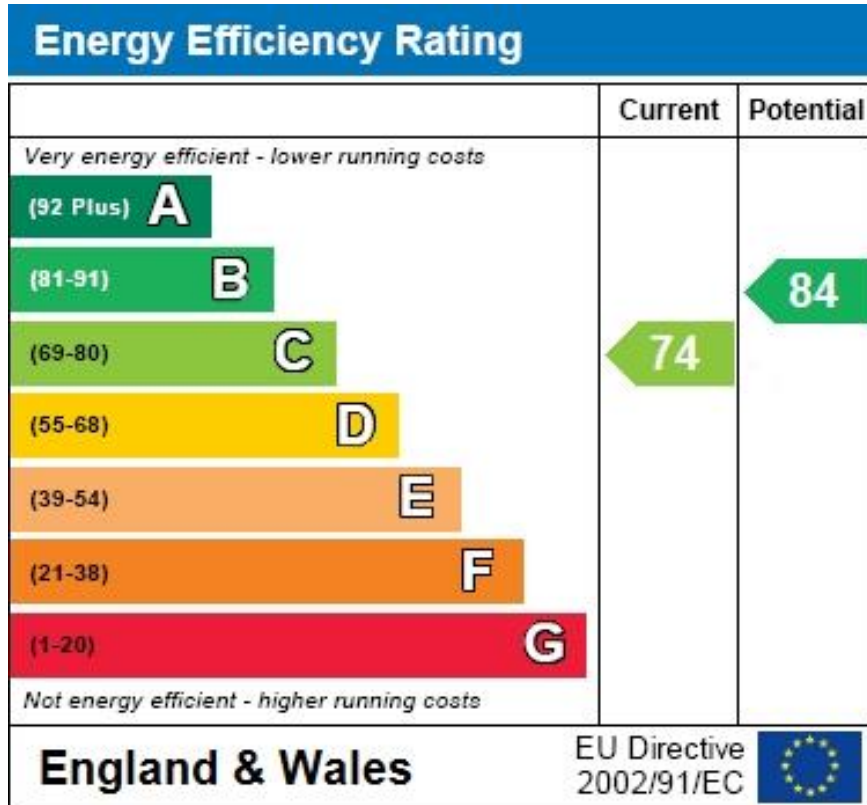


1ST FLOOR



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.