



Price £425,000

56 Birchwood, Oldham OL9 9UJ

- NO CHAIN
- Detached Bungalow
- Three/Four Bedrooms
- Master With En-Suite
- Open Plan Lounge/Dining Room
- Kitchen Diner
- Family Bathroom
- Annex
- Beautifully Kept Rear Garden
- Viewings Are Highly Recommended

NO CHAIN AND THEREFORE VACANT POSSESSION ON COMPLETION Situated on a substantial plot is this three/four bedroomed, detached, true bungalow offering generous family living accommodation and also boasts a detached brick built annex to the rear of the property, offering self contained accommodation and the addition of a forth bedroom. Internal accommodation comprises of entrance hall, large open plan lounge/dining room, separate dining kitchen, conservatory, three bedrooms (master with en-suite), family bathroom and additional forth bedroom located in the annex. Externally the property offers substantial off road parking which leads to a large carport, accessible by remote, electric garage door, a beautifully kept front garden with flower and shrub garden. Whilst to the rear of the property is a generous well kept low maintenance garden with flag patio and artificial lawn garden with flower and shrub borders. In addition to a generous rear garden is a purpose built self contained annex, which comprises of open plan room and shower room and has versatility to be used as additional family living accommodation/office/gym/games room etc. The property further benefits from gas central heating and UPVC double glazed windows and viewing the property is highly recommended.

INTERNAL ACCOMMODATION:

ENTRANCE HALL: Via a UPVC double glazed entrance door with built in storage cupboard.

OPEN PLAN LOUNGE/DINING ROOM: This excellent sized open plan lounge/dining room has a feature gas fire and surround, two radiators and two UPVC double glazed windows to front elevation.



DINING KITCHEN: Range of wall and base units, integrated double oven, four ring halogen hob with extractor hood above, integrated dishwasher, wine rack, one and a half bowl sink unit with mixer tap, radiator and UPVC French doors leading to conservatory.



CONSERVATORY: Brick and UPVC construction with radiator and UPVC double glazed French doors leading to rear garden.



BEDROOM 1: Rear double bedroom with fitted wardrobes, cupboards and drawers, radiator and UPVC double glazed French doors to rear garden.



EN-SUITE: Fully tiled en-suite comprising of shower cubicle, vanity sink unit and WC.



BEDROOM 2: Double bedroom with radiator and UPVC double glazed window.



BEDROOM 3: Front single bedroom with fitted wardrobes and drawers, laminate flooring, radiator and UPVC double glazed window.



BATHROOM: A generous sized bathroom comprising of bath with over head shower, sink and WC, , radiator and UPVC double glazed window.



ANNEX: In addition to a generous rear garden is a purpose built self-contained annex, which comprises of an open plan room and shower room as well as UPVC double glazed windows, and has versatility to be used as additional family living accommodation/office/gym/games room etc.



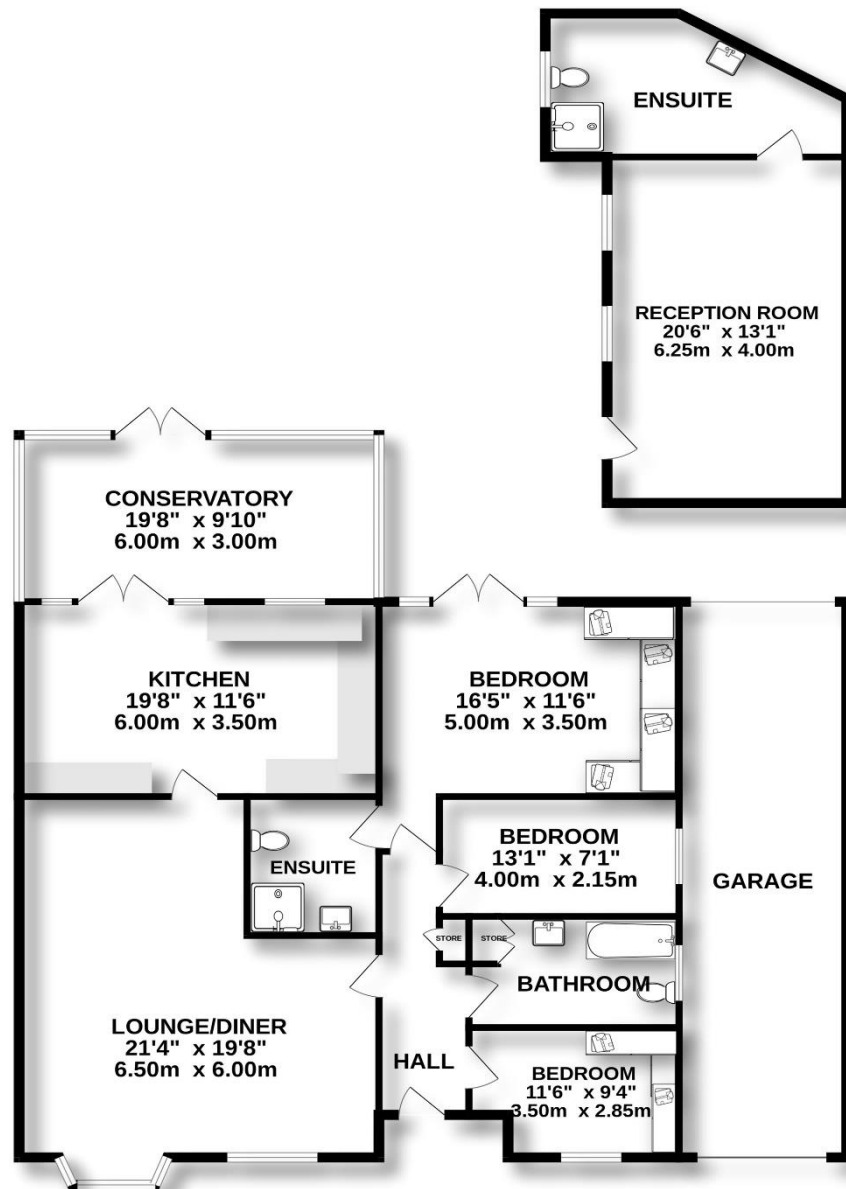
OUTSIDE: Externally the property offers substantial off road parking which leads to a large carport accessible electric garage door, a beautifully kept front garden with flower and shrub garden, whilst to the rear of the property is a generous well kept low maintenance garden with flag patio and artificial lawn garden with flower and shrub borders.





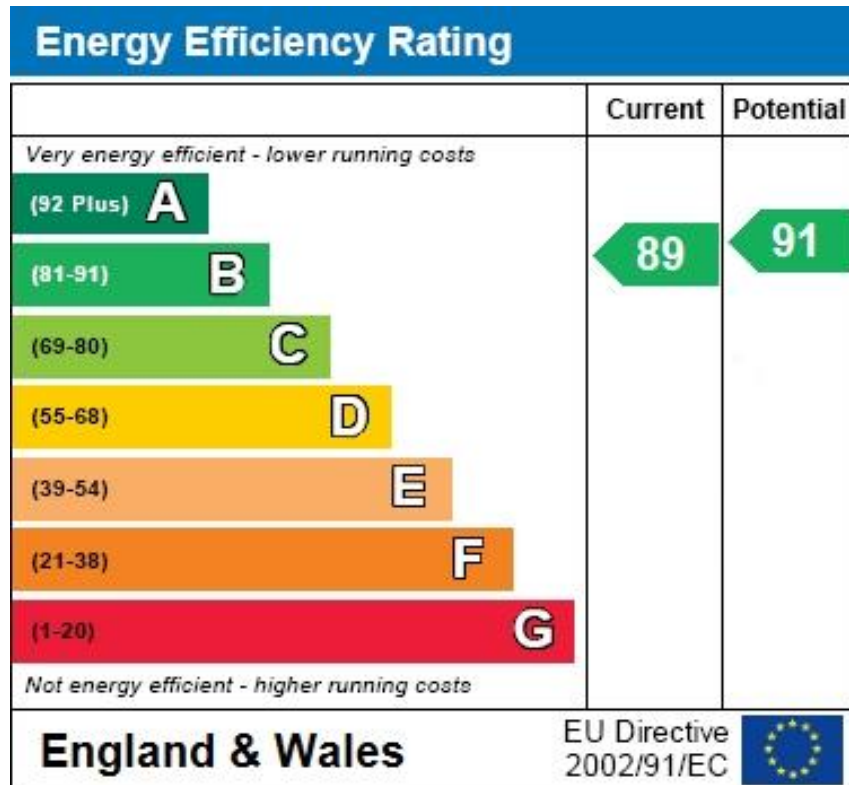
Floor Plan

GROUND 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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Please contact the office before viewing the property.