



Price £375,000

6 Rowanwood, Chadderton

- Detached Property
- Three Double Bedrooms
- Fitted Kitchen
- Three Reception Rooms
- Utility Room
- Two Bathrooms
- Guest WC
- Driveway And Garage
- Generous Rear Garden
- Viewings Are Highly Recommended

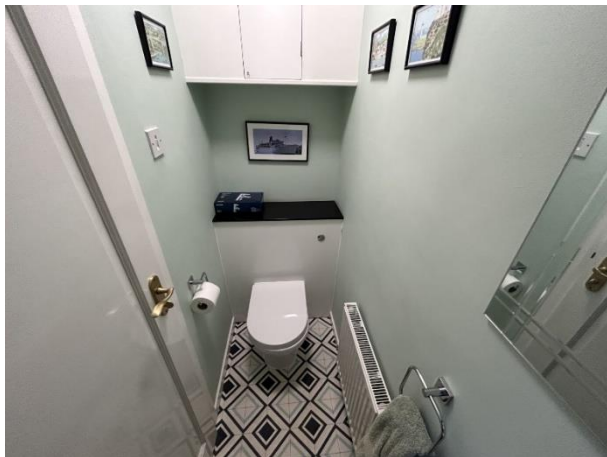
This spacious three bedroom detached property is situated on a generous plot and offers exceptional family living accommodation with three versatile reception rooms. The property is located within easy access of excellent schools, amenities and public transport links including Mills Hill train station, and a short drive from the Northwest motorway network. Internal accommodation comprises of hallway, downstairs WC, lounge, dining room, sitting room, utility and kitchen. Upstairs are three double bedrooms and two bathroom. Externally, to the front of the property is a driveway providing off road parking for two cars in addition to a garage, a small low maintenance garden and gated side access. Whilst to the rear is a south facing garden with a large patio area and lawn area with shrub borders. The property also benefits from UPVC double glazing and gas central heating and viewing the property is highly recommended.

INTERNAL ACCOMMODATION :

ENTRANCE : Via a composite rock door, laminate flooring and stairs leading to first floor.



DOWNSTAIRS WC : With sink and WC, radiator and fitted cupboards.



SITTING ROOM/OFFICE : With laminate flooring, radiator and UPVC double glazed window.



DINING ROOM : Fitted carpet, radiator. Door to kitchen. Glazed folding doors to lounge.



KITCHEN : With tiled flooring, range of wall and base units, composite work tops and stainless steel sink with mixer tap. Space for free standing cooker and dishwasher, walk in pantry/cupboard. UPVC double glazed windows to rear and door to rear garden



LOUNGE : Glazed folding doors from dining room. Remote control electric fire set in marble surround, large patio doors opening onto rear garden. Door through to utility room

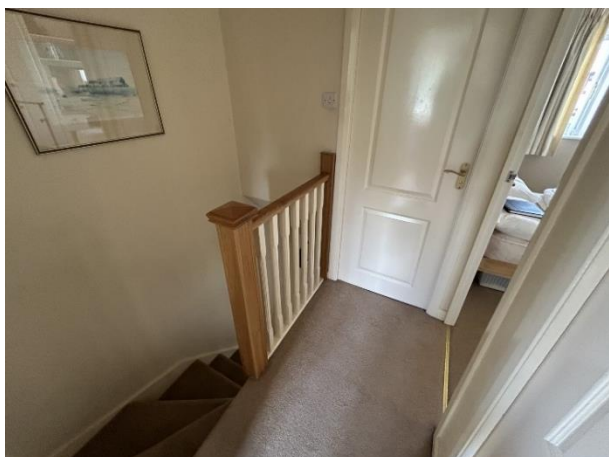


UTILITY : With wall units, radiator, UPVC double glazed windows.Plumbed for washing machine with space dryer and a fridge.



FIRST FLOOR :

LANDING : Loft access hatch.



BEDROOM 1 : Large 'L' shaped double bedroom, radiator and UPVC double glazed windows, door leading to en-suite.



EN SUITE : Sink and WC, shower cubicle, fully tiled walls and cushionfloor flooring, radiator and UPVC double glazed window.



BEDROOM 2 : Rear double bedroom with fitted wardrobes, fully fitted carpet and UPVC double glazed window.



BEDROOM 3 : Front double bedroom with fitted wardrobes, fully fitted carpet and UPVC double glazed window.



BATHROOM : Fully tiled and comprising of bath with electric shower, sink and WC, radiator, cushionfloor flooring and UPVC double glazed window.

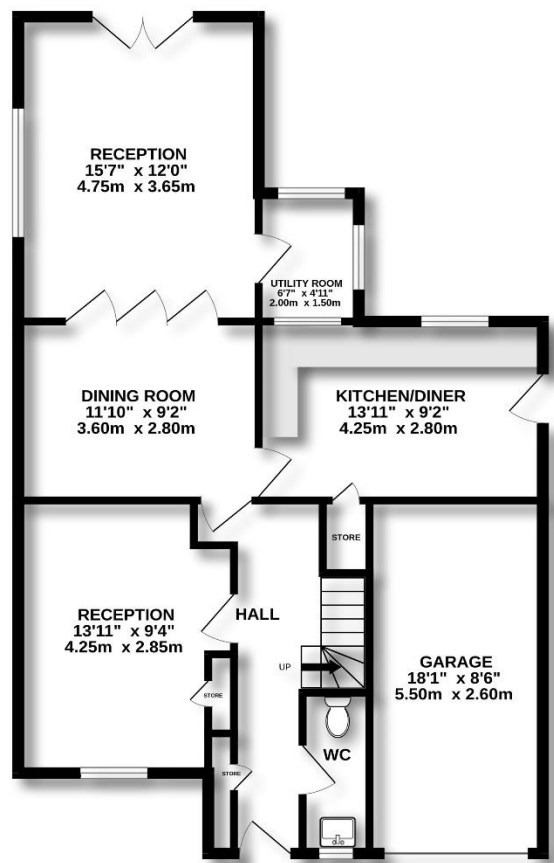


OUTSIDE : Externally to the front of the property is a paved driveway providing ample off road parking as well as a small low maintenance garden and gated side access. Whilst to the rear is a south facing garden, with a large patio area, lawn area and shrub borders.

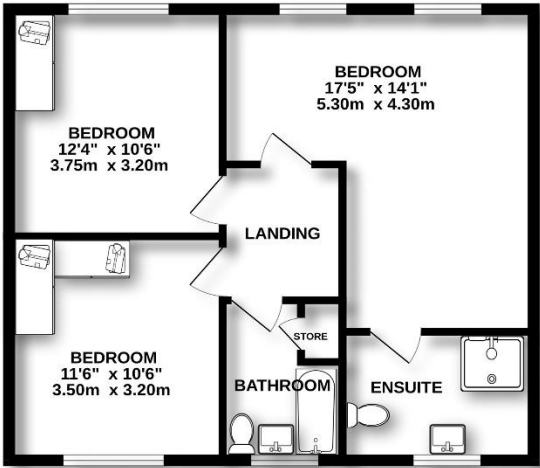


Floor Plan

GROUND FLOOR



1ST FLOOR

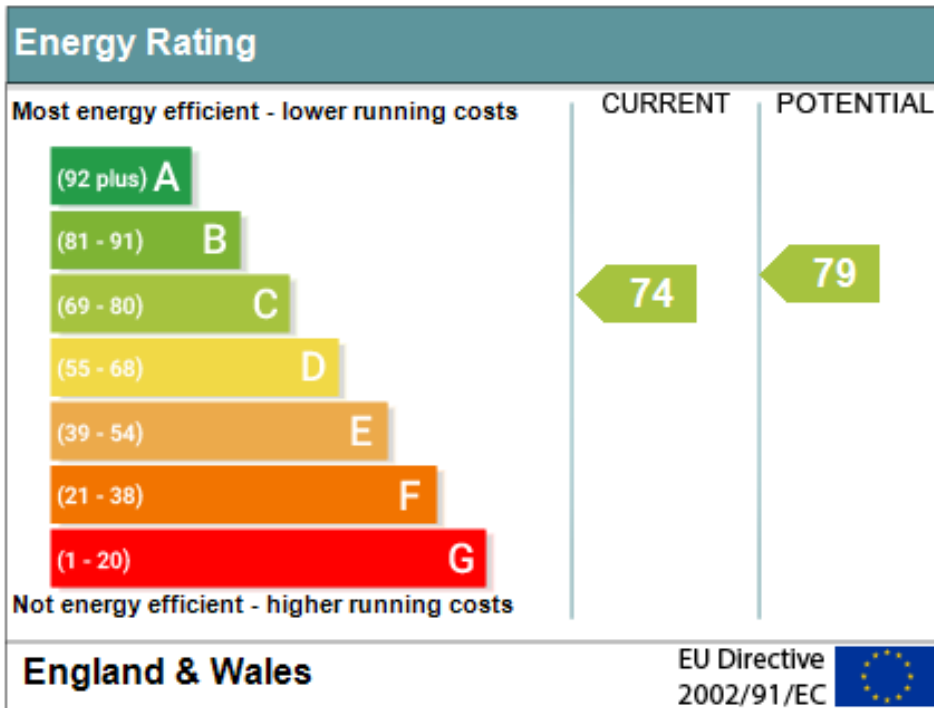


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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