



## Chatts Wood Fold, Oakenshaw Offers In The Region Of £450,000

**\*\* PART EXCHANGE CONSIDERED \*\* DETACHED \*\* FIVE BEDROOMS \*\* TWO RECEPTION ROOMS \*\*  
\*\* CUL-DE-SAC SETTING \*\* FAMILY SIZED ACCOMMODATION \*\* GARDENS, PARKING & DOUBLE GARAGE \*\***

This superbly presented family sized four/five bedroom detached property is ideally located on this small and quiet cul-de-sac, in the desirable area of lower woodlands.

The property would make a fantastic purchase for a growing family and boasts two reception rooms, three bathrooms and a double garage.

Having been fully modernised throughout to include a new kitchen, bathrooms, carpet and decor.

Conveniently situated in this most pleasant location within the catchment area of the well regarded local primary school and within walking distance of the woodlands country park, the house offers a suburban location yet is handy for the M62 Motorway network and surrounding towns and cities.

To the outside there are enclosed gardens to the front, side and rear, together with a double driveway leading to a double integral garage.

**VIEWING ESSENTIAL!!**







### Entrance Hall

Good sized entrance hall with an abundance of light created from the four windows. Open staircase with balustrade, radiator.

### Bedroom Four

10'8" x 10'11" (3.25m" x 3.33m")  
Fitted double wardrobe, radiator.

### Bedroom Five

13'0" x 10'11" (3.96m" x 3.33m")  
Radiator.

### Lounge

13'10" x 12'11" (4.22m" x 3.94m")  
Radiator and patio doors and double windows.

### Dining-Kitchen/Family Room

23'0" x 10'4" (7.01m" x 3.15m")  
Modern fitted kitchen having a range of floor to ceiling units and base units incorporating ceramic one and a half bowl sink. Integrated dishwasher, matching worktops and upstands Integrated double oven and microwave. Good sized central island housing a 5 ring gas hob with extractor above, seating, base units and drawers. 2 radiators, walk in pantry with lots of storage, separate raised dining area or family/lounging area. Two windows and French doors leading to rear garden.

### Shower Room

Modern three piece suite comprising shower cubicle low flush wc, modern vanity wash basin and tiled walls.

### Utility

10'5" x 7'8" (3.18m" x 2.34m")  
Modern fitted floor to ceiling and base units, designed for a laundry cupboard and cloaks cupboard incorporating stainless steel sink unit, plumbing for auto washer and door leading to the rear garden and into the garage.

### First Floor Landing

Good sized landing area which has a seating area, but could lend itself to an office/work space, radiator, Velux window.

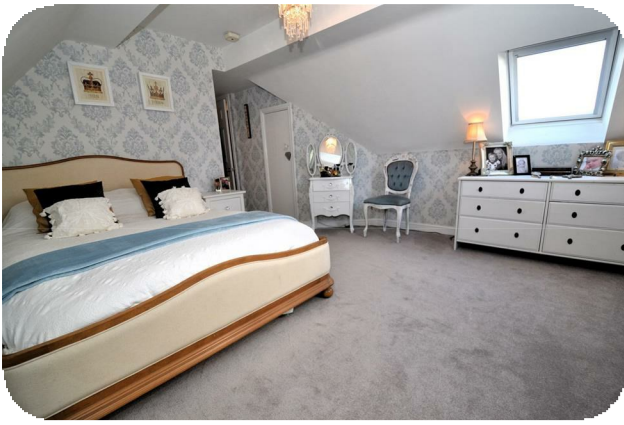
### Bedroom One

13'7" x 17'8" (4.14m" x 5.38m")  
Eaves storage, arched feature window, velux window and radiator, walk in dressing area.

### En Suite

Modern three piece suite comprising shower cubicle, low flush wc, modern vanity wash basin, fitted bathroom furniture, tiled, velux window and towel radiator.





**Bedroom Two**

16'6" x 10'6" (5.03m" x 3.20m")  
Eaves storage, window and radiator.

**Bedroom Three**

12'2" x 11'6" (3.71m" x 3.51m")  
Built in wardrobes, beamed ceiling, velux window and radiator.

**Family Bathroom**

Modern three piece suite comprising Ashton & Bentley freestanding slipper bath with shower attachment, modern vanity wash basin with free standing wooden unit, low flush wc, Velux window and towel radiator.

**Exterior**

Well maintained wrap around landscaped gardens to the rear with patio and lawned gardens together with separate areas for eating etc , a double driveway leading to a double integral garage, wooden wheelie bin store x 3. Close to the woodland country park and the woodlands hotel gastro pub.

**Council Tax Band**

F

**Tenure**

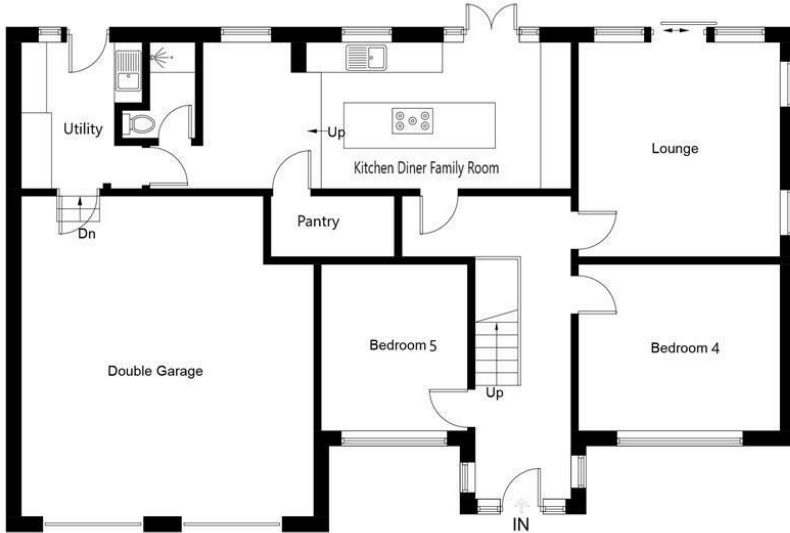
FREEHOLD



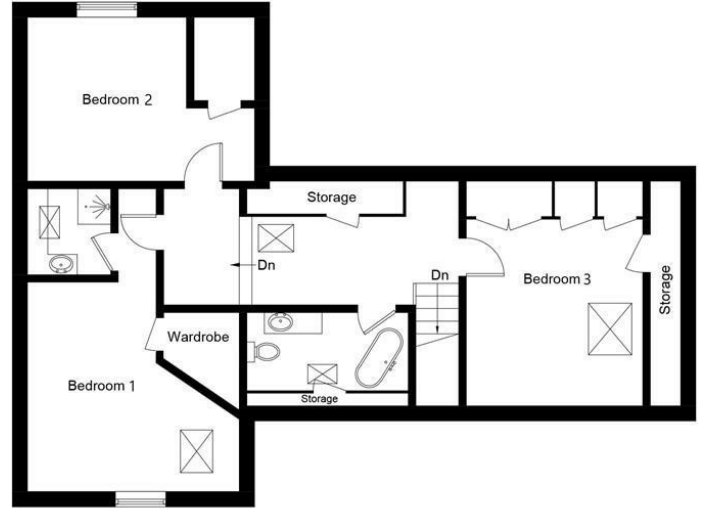


# Chatts Wood Fold, BD12

Approximate Gross Internal Area = 208.3 sq m / 2242 sq ft  
(Including Double Garage)

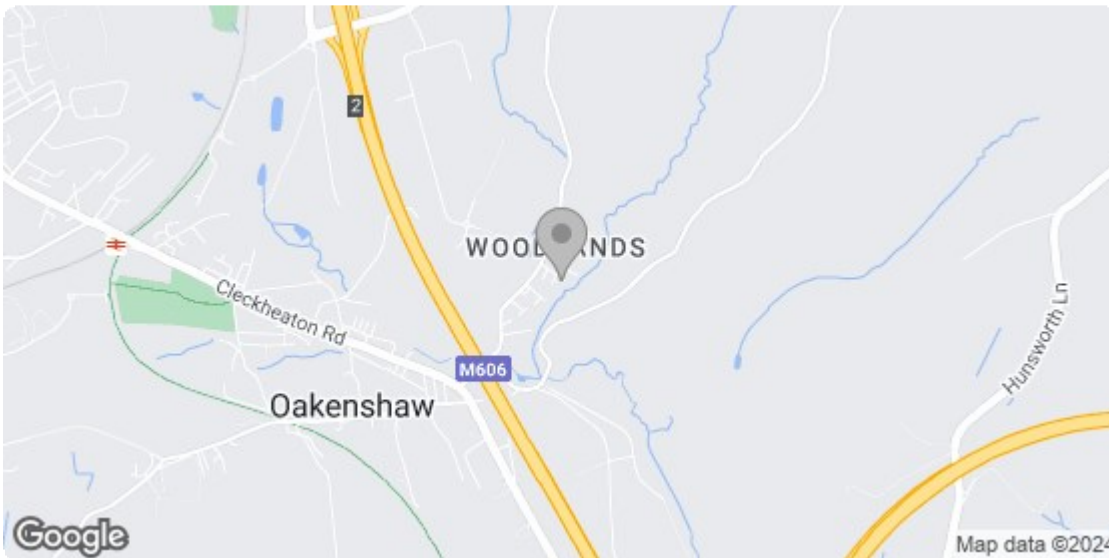


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1041694)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	82
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		

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