



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Birchwood, Chadderton, OL9 9UH

£370,000

SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME IN A SOUGHT AFTER LOCATION

This fantastic four bedroom detached family home is being proudly welcomed to the market in the sought after area of Chadderton. Boasting spacious, well proportioned interiors throughout, four good sized bedrooms and a beautifully presented rear garden. This property is the perfect home ideally suited to a growing family. Conveniently located in close proximity to all local amenities, well regarded schools and major commuter routes.

Comprising briefly to the ground floor; entrance via the hallway which has doors leading to both reception rooms and stairs to the first floor. Reception room one has open access to the dining room which flows internally through to the conservatory and has a door leading into the modern fitted kitchen. The kitchen has doors to the utility room and inner hallway. The inner hallway leads to the downstairs WC and second reception room. To the first floor is a landing to four bedrooms and a family bathroom, the main bedroom benefits from an en suite. Externally, to the rear of the property is an enclosed garden with a paved patio area, laid to lawn, decking, slate chippings and mature shrubbery. The front of the property has an extensive driveway providing off road parking for multiple vehicles.

For further information, or to arrange a viewing please contact our Rochdale office at your earliest convenience. To preview properties coming to the market with Keenans please follow our social media Facebook: Keenans Estate Agents and Instagram: @keenans.ea

Birchwood, Chadderton, OL9 9UH

£370,000



- Immaculate Detached Property
- Modern Fitted Kitchen
- Extensive Driveway for Multiple Vehicles
- EPC Rating C
- Four Bedrooms
- Spacious Interiors Throughout
- Tenure Leasehold
- Two Bathrooms
- Beautifully Presented Rear Garden
- Council Tax Band D

Ground Floor

Entrance Hall

5'9 x 4'4 (1.75m x 1.32m)

UPVC double glazed frosted front door, central heating radiator, wood effect laminate flooring, doors leading to two reception rooms and stairs to first floor.

Reception Room One

14'1 x 14'1 (4.29m x 4.29m)

UPVC double glazed bay window, central heating radiator, coving to ceiling, electric living flame fire with marble surround and wooden mantel, television point, wood effect laminate flooring and open access to dining room.

Dining Room

9'2 x 8'9 (2.79m x 2.67m)

Central heating radiator, wood effect laminate flooring, door to kitchen and UPVC double glazed French doors to conservatory.

Conservatory

14'10 x 9'2 (4.52m x 2.79m)

UPVC double glazed windows, central heating radiator, wood effect laminate flooring and UPVC double glazed French doors to rear.

Kitchen

12'2 x 11 (3.71m x 3.35m)

UPVC double glazed window, central heating radiator, mix of wall and base units, laminate worktops, tiled splashbacks, one and a half bowl sink and drainer with mixer tap, integrated high rise oven, five ring gas hob and extractor hood, breakfast bar, integrated fridge freezer, dishwasher and wine cooler, spotlights, tiled flooring, doors leading to utility and inner hall.

Utility

12'9 x 3'10 (3.89m x 1.17m)

UPVC double glazed frosted window, central heating radiator, bas units, laminate worktops, plumbing for washing machine, boiler, tiled flooring and UPVC double glazed frosted door to rear.

WC

6'4 x 3'5 (1.93m x 1.04m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, part tiled elevations and tiled flooring.

Reception Room Two

11'5 x 8'9 (3.48m x 2.67m)

UPVC double glazed bay window, central heating radiator and wood effect laminate flooring.

First Floor

Landing

Doors leading to four bedrooms and bathroom.

Bedroom One

17'10 x 9'6 (5.44m x 2.90m)

UPVC double glazed window, central heating radiator and door to en suite.

En Suite

9'9 x 7'7 (2.97m x 2.31m)

UPVC double glazed frosted window, central heated towel rail, wall mounted wash basin with mixer tap, dual flush WC, double direct feed shower, part tiled elevations and tiled flooring.

Bedroom Two

14'6 x 10'4 (4.42m x 3.15m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Bedroom Three

11'3 x 10'3 (3.43m x 3.12m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Bedroom Four

8'1 x 6 (2.46m x 1.83m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Bathroom

5'11 x 5'5 (1.80m x 1.65m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead electric shower, tiled elevations and tiled flooring.

Exterior

Rear

Enclosed garden with a paved patio area, laid to lawn, decking, slate chippings and mature shrubbery.

Front

Off road parking and mature shrubbery.



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