



**9 Chimes Court, Grotton, Oldham, OL4 5QW**  
**£595,000**

DETACHED HOUSE | FIVE BEDROOMS | THREE BATH/SOWER ROOMS | DOUBLE GARAGE | NO CHAIN |

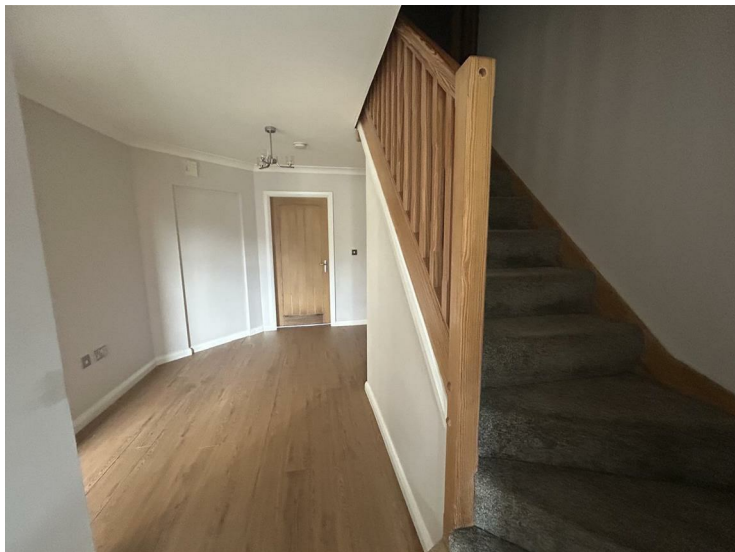
The house on Chimes Court comprises of an entrance hall, cloaks & WC, lounge, dining area, kitchen, five bedrooms, two en-suite shower rooms, family bathroom and landing. The outside reveals a double driveway in front of the integral double garage and garden area, two side passageways leading to the rear garden which is private with a covered patio area and garden. Located in conveneient position just off Coverhill Road providing easy acees to the Saddleworth Villages, Mossley and Oldham.



## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL



#### CLOAKS & WC

2'6 x 6'9 (0.76m x 2.06m)



Two piece white suite.

#### LOUNGE

17'5 x 10'2 (5.31m x 3.10m)



#### DINING AREA & KITCHEN

16'5 x 25'4 (5.00m x 7.72m)



L-shaped. The kitchen has a single drainer, one and half bowl, stainless steel, sink unit. Gas hob, oven, grill, extractor, fridge, freezer and dishwasher. A range of wall and base units with worktops and splash back tiling.

### FIRST FLOOR

#### BEDROOM ONE

13'1 x 15'4 (3.99m x 4.67m)



#### EN-SUITE SHOWER ROOM

6'3 x 6'9 (1.91m x 2.06m)



Shower cubicle & shower two piece white suite, fully tiled.

#### BEDROOM TWO

12'9 x 10'8 (3.89m x 3.25m)





### EN-SUITE SHOWER ROOM

4'7 x 5'9 (1.40m x 1.75m)



Shower cubicle and shower, two piece white suite, fully tiled.

### BEDROOM THREE

9 x 13'1 (2.74m x 3.99m)



### BEDROOM FOUR

10'7 x 9'3 (3.23m x 2.82m)



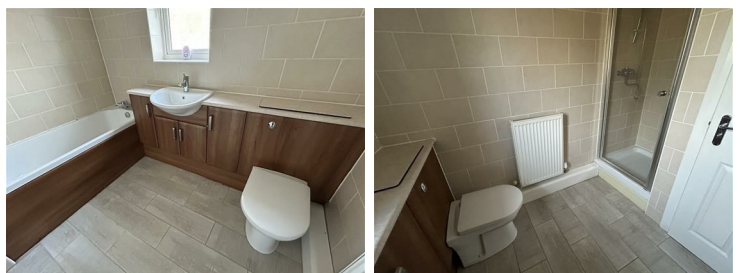
### BEDROOM FIVE

8'1 9'7 (2.46m x 2.92m)



### FAMILY BATHROOM

7'9 x 5'8 (2.36m x 1.73m)



Three piece white suite, shower cubicle and shower, fullt tiled.

## LANDING



## EXTERNALLY



Double driveway in front of the integral double garage, two side passageways leading to the private rear garden which has a covered patio area and garden.

## SERVICES -

All main services are installed.

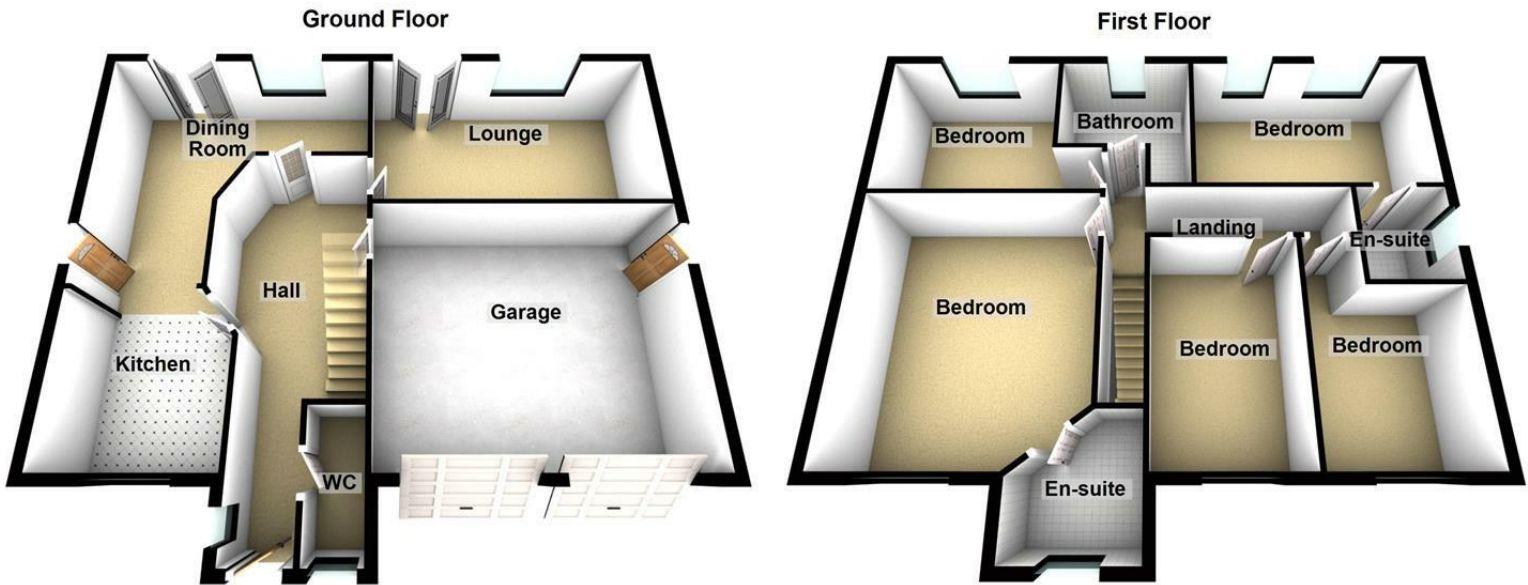
## IMPORTANT NOTICE -

No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

## DISCLAIMER -

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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		
<b>England &amp; Wales</b>	74	82
	EU Directive 2002/91/EC 