



**9 Chimes Court, Grotton, Oldham, OL4 5QW**  
**£575,000**

DETACHED HOUSE | FIVE BEDROOMS | THREE BATH/SHOWER 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 convenient position just off Coverhill Road providing easy access 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)



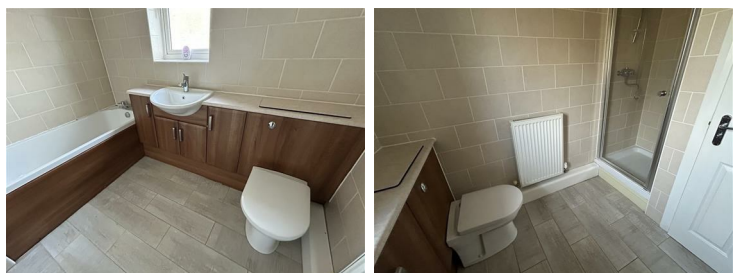
### BEDROOM FIVE

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.

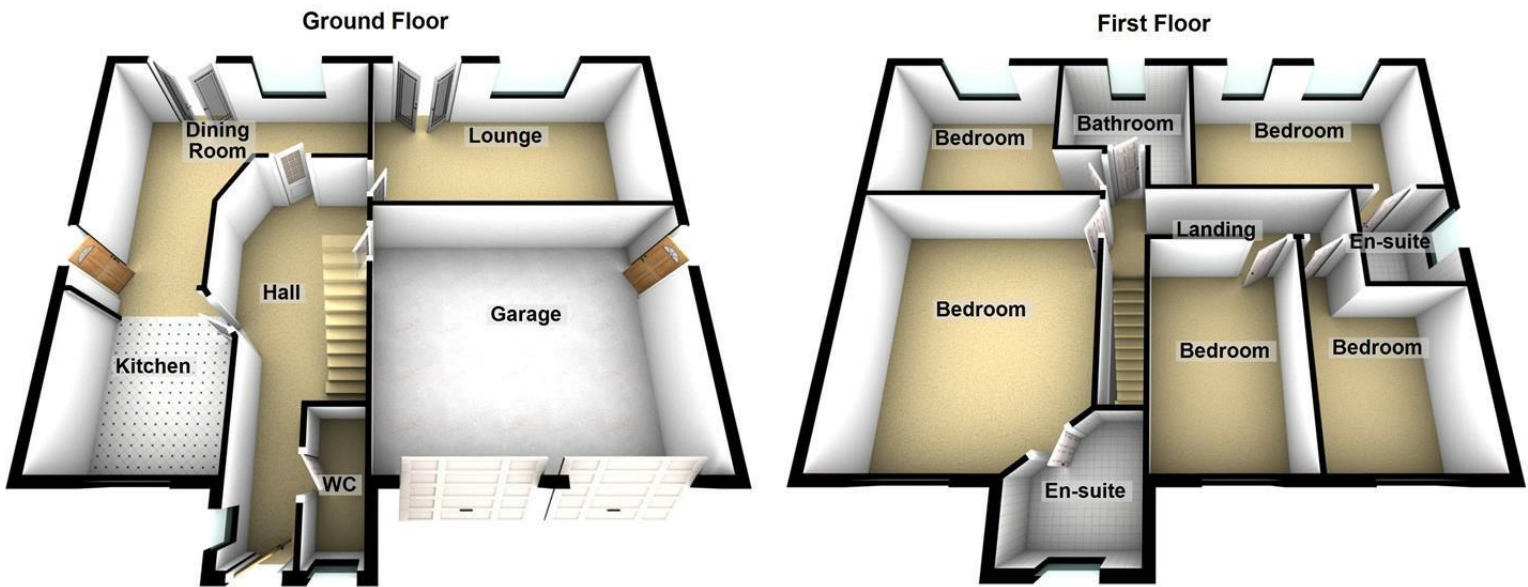
## IMPORTANT NOTICE -

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 -

Wild & Griffiths themselves and the vendors/lessors of this property give notice that these particulars have been prepared in good faith having regard to the property misdescriptions act (1991). Measurements are intended for descriptive purposes only and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the information provided and condition of the property and no warranty is given by the vendor, their agents or any other person in their employment. The property is offered subject to contract and still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing.





| 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  |           |