



## Ferney Field Road

Chadderton, Oldham, OL9 0LU

Price £464,950



- SOUGHT AFTER LOCATION
- EXTENDED AND RENOVATED IN 2017
- BI-FOLD DOOR
- 2 BATHROOMS
- LARGE REAR GARDEN

- DETACHED BUNGALOW
- LARGE OPEN PLAN LIVING AREA
- 3 BEDROOMS
- DRIVEWAY

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Located in a highly desirable area, this three-bedroom detached bungalow underwent extensive renovations in 2017, resulting in a superb family residence. The interior enhancements feature a well-appointed kitchen and office space expertly designed and fitted by Diane Berry, complete with integrated Neff appliances.

Inside, you'll find an inviting entrance hallway, a generously proportioned open-plan living area with bi-fold doors that seamlessly connect to the rear garden, a convenient utility room, and a larder cupboard. On the ground floor, there are two bedrooms, complemented by a family bathroom. The primary bedroom is situated on the first floor and boasts an ensuite shower room.

This property offers several modern amenities, including underfloor heating in rooms with hard flooring, along with remote-controlled heating, lighting, and electric blinds. Security is further ensured with an intruder alarm system and CCTV surveillance.

Externally, the residence boasts a spacious double driveway at the front and an expansive enclosed garden at the rear.

To fully appreciate the unique qualities of this property, we highly recommend scheduling an internal viewing. It's an opportunity to experience the exceptional features both inside and out.

EPC Rating D

### Entrance Hallway

Composite entrance door, aluminum double glazed window, tiled floor with underfloor heating.

### Open Plan Living Space

25'11" x 24'11" (7.9m x 7.6m)

This recent addition is a credit to the vendor in not only the design and layout but the quality of fixtures and fittings which were designed and installed by Diane Berry Kitchens.

This multi zone room boasts a fully fitted kitchen with large island, integrated Neff appliance tall fridge & tall freezer, single oven with side and hide door, compact oven with microwave, warming draw, induction 5 ring electric hob with ceiling extractor above and dishwasher.

There is a bespoke fitted office space ideal for home working or studying, the living space is centered around a freestanding log burner, the dining area has space for a 10 seater dining table and completes this large family space.

The room is further enhanced by underfloor heating, lantern roof window with electric blinds and inset ceiling spot lights and speakers.

### Sitting Room / Bedroom 3

13'1" x 12'1" (4.0m x 3.7m)

Aluminum framed double glazed windows with laminated glass. radiator.

### Bedroom 2

12'1" x 11'9" (3.7m x 3.6m)

Fitted wardrobes from Hammonds, radiator. Aluminum framed double glazed windows with laminated glass.

### Bathroom

7'2" x 7'2" (2.2m x 2.2m)

3 piece suite comprising jacuzzi bath with electric shower over and glass shower screen, low level wc and wash hand basin. Wall and floor tiles with underfloor heating.

### Bedroom 1

15'5" x 18'0" (max) (4.7m x 5.5m (max))

Situated on the first floor with large Aluminum framed double glazed window with electric blinds, Hammonds fitted wardrobes, radiator.

### En Suite

Walk in shower with thermotic shower, vanity wash

hand basin and low level wc. Velux roof windows, wall and floor tiles with underfloor heating.

### Utility Room

Plumbing for washing machine and space for tumble drier along with storage. Sliding door.

### Larder

Sliding door.

### Externally

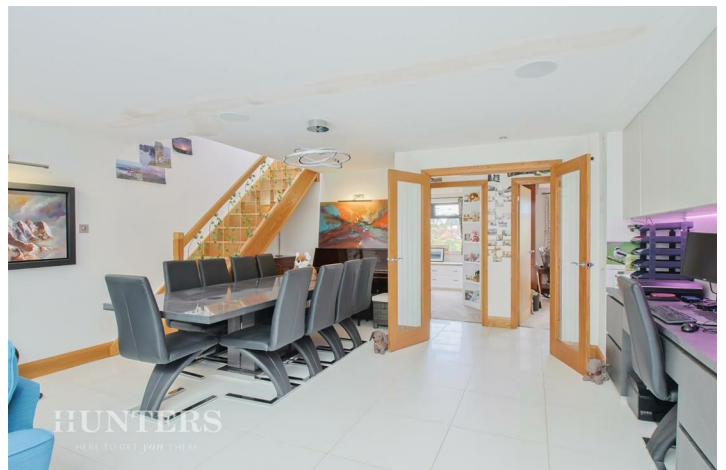
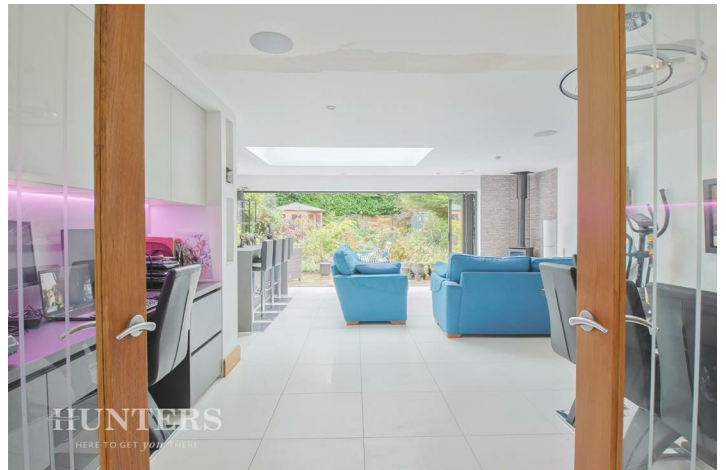
Double driveway to the front with large enclosed garden to the rear with timber summerhouse, plants and shrubs.

### Material Information - Oldham

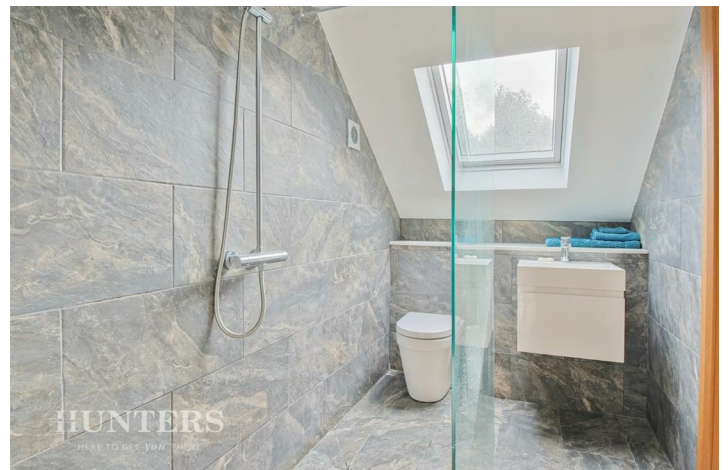
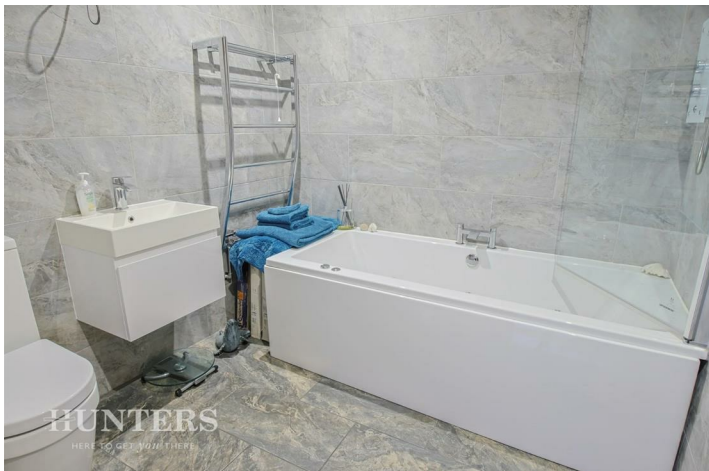
Tenure Type; Freehold  
Council Tax Banding; D



# Floorplan



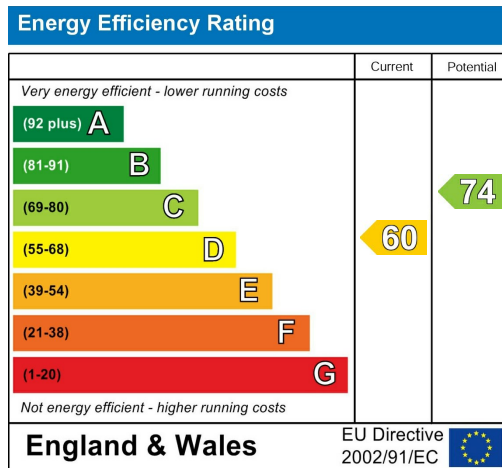








## Energy Efficiency Graph



## Viewing

Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map





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