

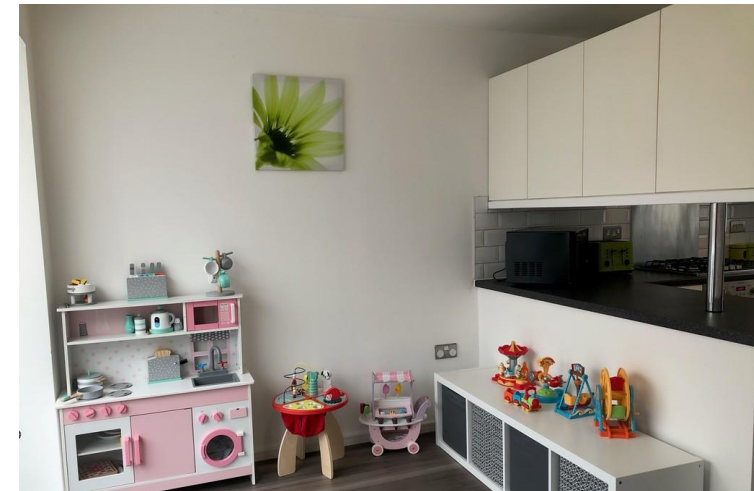


Broomes Park

Chadderton, Oldham

£375,000

- Detached, Three Storey House
- Ideal Family Home
- Four/Five Bedrooms
- Two En-Suites
- Modern Fitted Kitchen/Diner & Utility Room
- Driveway & Garage
- Gardens To Front & Rear
- EPC Rating -



Offered for sale is this modern three storey, four/five bedroom, detached property situated on a new development. Internally comprising of: entrance hall, modern open plan kitchen/dining area, lounge, conservatory, utility room and ground floor cloaks/w.c. To the first floor there is a master bedroom with fitted wardrobes and second bedroom, both with en-suite plus a fifth bed/study. The second floor has two further bedrooms and a Jack and Jill bathroom. Externally a garden forecourt and an enclosed rear garden. Off road parking is by means of a driveway and a detached single garage. Situated close to Chadderton centre, local schools and amenities, the North West motorway network and to the side of the property there is a walk providing access down to the canal. Ideal family home.

ENTRANCE HALLWAY

With front entrance door, Karndean floor covering.

LOUNGE

16' 8" x 9' 6" (5.08m x 2.9m) With front aspect uPVC double glazed window and fitted blinds, rear aspect uPVC double glazed French doors with fitted blinds, radiator, fitted carpeting, feature fire with surround and hearth.

KITCHEN/DINER

16' 7" x 9' 5" (5.05m x 2.87m) With a range of fitted wall and base units in white, worktops, stainless steel sink unit with mixer tap, integrated oven, hob and extractor, integrated fridge, freezer and dishwasher, Karndean floor, uPVC double glazed window, open plan leading to the conservatory.

UTILITY ROOM

6' 3" x 4' 0" (1.91m x 1.22m) With fitted wall and base units, worktops, plumbed for an automatic washing machine and tumble dryer, Karndean floor, uPVC double glazed door leading to the garden.

CONSERVATORY

9' 9" x 8' 5" (2.97m x 2.57m) uPVC double glazed and brick construction with Karndean floor covering, radiator, French doors leading to the garden.

CLOAKROOM/WC

Fitted with a two piece suite in white comprising low level w.c., pedestal wash hand basin, Karndean floor covering, radiator.

FIRST FLOOR LANDING

With fitted carpeting, uPVC double glazed window.

BEDROOM ONE

10' 2" x 9' 6" (3.1m x 2.9m) With front aspect uPVC double glazed window, two double fitted wardrobes, radiator, fitted carpeting.

ENSUITE

Fitted with a three piece suite comprising of: pedestal wash hand basin, low level w.c., shower cubicle, radiator, obscure uPVC double glazed window.

BEDROOM TWO

9' 5" x 8' 7" (2.87m x 2.62m) With rear aspect uPVC double glazed window, fitted carpeting, radiator.

ENSUITE

Fitted with a three piece suite comprising of: pedestal wash hand basin, low level w.c., shower cubicle, radiator, obscure uPVC double glazed window.

STUDY/BEDROOM FIVE

7' 8" x 6' 1" (2.34m x 1.85m) With front aspect uPVC double glazed window, fitted carpeting, radiator.

SECOND FLOOR

With fitted carpeting, Velux window.

BEDROOM THREE

16' 8" x 9' 5" (5.08m x 2.87m) With front aspect uPVC double glazed window, fitted carpeting, radiator, one and a half fitted wardrobes with sliding doors, access to Jack and Jill bathroom.

BEDROOM FOUR

14' 9" x 9' 6" (4.5m x 2.9m) With front aspect uPVC double glazed window, fitted carpeting, radiator, three double fitted wardrobes, access to Jack and Jill bathroom.

JACK & JILL BATHROOM

Fitted with a three piece suite comprising of: panelled bath with shower over, pedestal wash hand basin, low level w.c., radiator, tiled walls, obscure uPVC double glazed window.

DETACHED GARAGE

EXTERNALLY

To the front of the property there is a garden with lawn area. The enclosed rear garden has a large lawn area, water supply and boundary fencing. Off road parking is by means and a driveway leading to a detached single garage.

ADDITIONAL INFORMATION

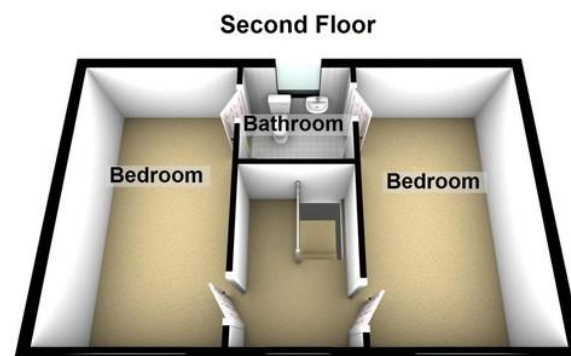
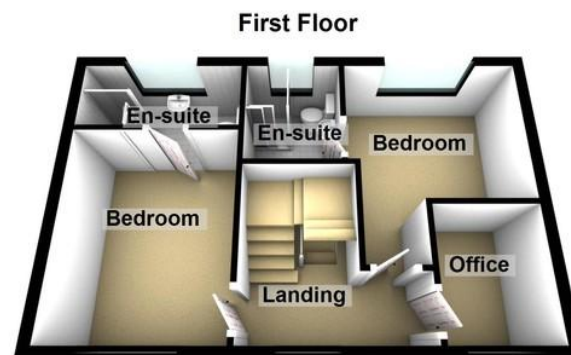
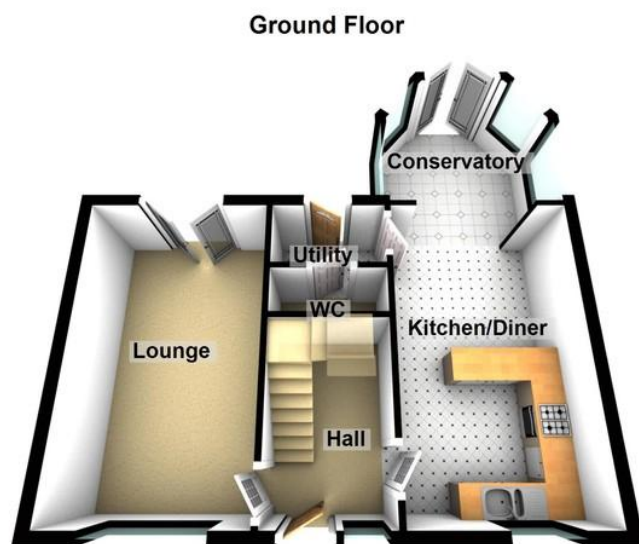
TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: E

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

NB: Plans have been drawn up for a double storey side extension and single storey rear extension, further details of plans on request. This would be subject to relevant planning applications being made.





AGENTS NOTE

Whilst every care has been taken to prepare these sales particulars they are for guidance purposes only. Potential buyers should fully investigate any issues that maybe personally important to them prior to completion. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Fixtures and Fittings stated as included in the property are based on achieving the asking price.

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