



Alligin Close  
Chadderton, Oldham

£439,500

- Detached Family Home
- Four Bedrooms, Master En-Suite
- Two Reception Rooms
- Modern Fitted Kitchen & Utility Room
- Driveway & Garage
- Gardens To Front & Rear
- Convenient Location
- EPC Rating -



Kirkham Property are delighted to offer for sale this spacious, well presented, four bedroom detached property situated in a quite cul-de-sac location close to Chadderton centre, local amenities, well regarded local schools and just a short drive to the North West motorway connections. The living accommodation briefly comprises of: entrance hallway, downstairs w.c., lounge, sitting room, kitchen/diner, utility room, four bedrooms (master with en-suite) and a family bathroom. Externally there are well manicured gardens to both the front and rear and a driveway and garage providing off road parking.

#### ENTRANCE HALLWAY

With hardwood front entrance door, fitted carpeting, radiator, coved ceiling, staircase leading to the first floor.

#### DOWNSTAIRS WC

Fitted with a two piece suite in white comprising of low level w.c., wash hand basin, tiled floor covering, circular uPVC double glazed window, radiator.

#### LOUNGE

11' 8" x 17' 4" (3.56m x 5.28m) With front aspect uPVC double glazed window, fitted carpeting, coved ceiling, feature fire with surround and hearth, two wall mounted lights, radiator.

#### SITTING ROOM

9' 9" x 13' 2" (2.97m x 4.01m) With fitted carpeting, coved ceiling, radiator, uPVC double glazed French doors leading into the rear garden.

#### KITCHEN/DINER

14' 6" x 10' 2" (4.42m x 3.1m) With fitted wall and base units, worktops, ceramic tiled floor, eye level integrated double oven, ceramic hob and extractor fan, one and a half bowl stainless steel sink unit with mixer taps, splash back tiling, under stairs pantry storage cupboard, uPVC double glazed window.

#### UTILITY ROOM

5' 0" x 10' 8" (1.52m x 3.25m) With fitted wall and base units, worktops, stainless steel sink unit, splash back tiling, plumbed for an automatic washing machine, storage cupboard, radiator, door leading into the garage, uPVC double glazed window and uPVC door to the rear garden.

#### LANDING

With fitted carpeting, radiator, loft access.

#### BEDROOM ONE

11' 8" x 12' 3" (3.56m x 3.73m (max)) Double bedroom with front aspect uPVC double glazed window, fitted carpeting, fitted wardrobes, radiator.



#### ENSUITE

Modern fitted three piece suite in white comprising of: shower cubicle, low level w.c., wash hand basin, tiled floor covering, heated chrome towel radiator, obscure uPVC double glazed window.

#### BEDROOM TWO

11' 4" x 10' 4" (3.45m x 3.15m (max)) Double bedroom with rear aspect uPVC double glazed window, fitted carpeting, fitted wardrobes, radiator.

#### BEDROOM THREE

10' 2" x 10' 4" (3.1m x 3.15m) Double bedroom with rear aspect uPVC double glazed window, laminate floor covering, radiator.

#### BEDROOM FOUR

8' 4" x 8' 2" (2.54m x 2.49m) Good size single bedroom with front aspect uPVC double glazed window, fitted carpeting, radiator.

#### FAMILY BATHROOM

Fitted with a three piece suite in white comprising of: panelled bath with chrome shower mixer taps, low level w.c., wash hand basin, fully tiled walls and floor, storage cupboard, obscure uPVC double glazed window.

#### GARAGE

Integral garage with up and over door.

#### EXTERNALLY

To the front of the property there is a garden with lawn area, mature trees and shrubs and a driveway leading to an integral garage providing off road parking. The large enclosed rear garden has well kept manicured gardens with lawn area, mature shrubs and trees, two patio areas and boundary fencing.

#### ADDITIONAL INFORMATION

TENURE: Freehold - Solicitor to confirm details.

COUNCIL BAND: E

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

#### 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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