



Challum Drive

Chadderton, Oldham

£349,950

- Detached Family Home
- No Chain
- Three Bedrooms, Master En-Suite
- Lounge, Dining Room & Conservatory
- Gardens To Front & Rear
- Sought After Location
- Driveway & Garage
- EPC Rating -



No Chain - Beautifully presented, detached family home situated on a good size plot on the sought after Swallow Fields development. Ideally suited to the young and growing family with accommodation comprising of: entrance hallway, downstairs w.c., lounge, dining room and conservatory to the ground floor and to the first floor three bedrooms (master en-suite) and a family bathroom. Externally there are gardens to both front and rear with a driveway and garage providing off road parking. The property benefits from a recently fitted Worcester boiler that has a 10 year guarantee, updated electrics throughout and uPVC double glazing.

#### ENTRANCE HALLWAY

With front entrance door, laminate floor covering, radiator, under stairs storage cupboard, staircase leading to the first floor.

#### DOWNSTAIRS WC

Fitted with a two piece suite comprising of: low level w.c., wash hand basin, laminate floor covering, radiator, splash back tiling, obscure uPVC double glazed window.

#### LOUNGE

10' 8" x 16' 6" (3.25m x 5.03m) With front aspect uPVC double glazed window, laminate floor covering, coved ceiling, feature fire with surround and hearth, radiator, archway leading into the dining room.

#### DINING ROOM

8' 9" x 10' 5" (2.67m x 3.18m) With laminate floor covering, coved ceiling, uPVC double glazed sliding doors leading into the conservatory.

#### CONSERVATORY

9' 4" x 11' 3" (2.84m x 3.43m) uPVC double glazed and brick construction, laminate floor covering, French doors into the rear garden.

#### STAIRS AND LANDING

With recently fitted carpeting, uPVC double glazed window, loft access.

#### BEDROOM ONE

11' 5" x 12' 9" (3.48m (max) x 3.89m (max)) Double bedroom with front aspect uPVC double glazed window, recently fitted carpeting, radiator, fitted wardrobes.

#### ENSUITE

9' 1" x 3' 3" (2.77m x 0.99m) Fitted with a three piece suite in white comprising of: shower cubicle, low level w.c., wash hand basin, part tiled walls, radiator, obscure uPVC double glazed window.

### BEDROOM TWO

9' 1" x 10' 8" (2.77m x 3.25m) Double bedroom with rear aspect uPVC double glazed window, recently fitted carpeting, radiator, built in storage cupboard.

### BEDROOM THREE

6' 9" x 10' 6" (2.06m x 3.2m) With rear aspect uPVC double glazed window, laminate floor covering, radiator, built in storage cupboard.

### BATHROOM

6' 8" x 8' 3" (2.03m x 2.51m) Fitted with a three piece suite in white comprising of: panelled bath with shower over, chrome shower mixer taps, low level w.c., wash hand basin, part tiled walls, laminate floor covering, radiator, obscure uPVC double glazed window.

### GARAGE

Detached garage with up and over door, door into the rear garden.

### EXTERNALLY

To the front of the property there is a garden with lawn and a large driveway leading to a single, detached garage providing off road parking for numerous cars. The large, rear garden has a lawn area, patio areas and boundary fencing and gated side access.

### ADDITIONAL INFORMATION

TENURE: Freehold - Solicitor to confirm details.

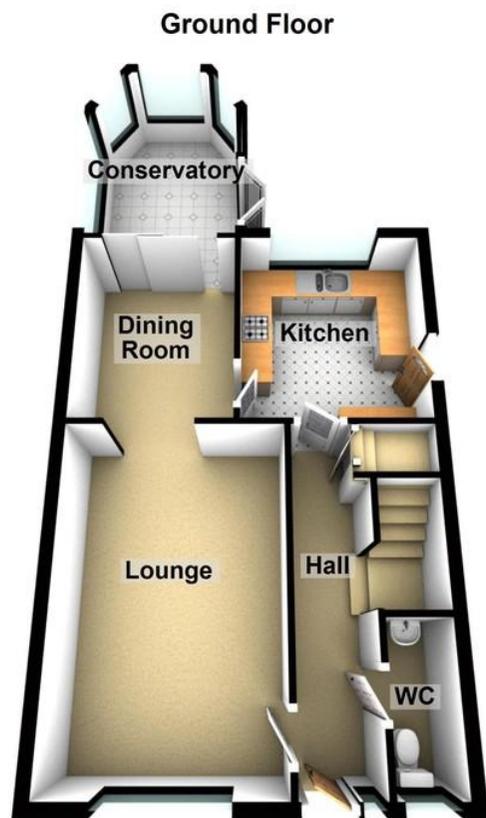
COUNCIL BAND: D

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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