



Alligin Close
Chadderton, Oldham

£475,000

- Detached Family Home
- Four Fitted Bedrooms, Master En-Suite
- Lounge & Dining Room
- Conservatory
- Office
- Driveway & Garage
- Enclosed Family Garden
- EPC Rating -



Extremely well presented, detached, family home situated at the head of a cul-de-sac in a lovely peaceful position. Offering superb family accommodation throughout and comprising of: entrance hallway, downstairs w.c., office, lounge, conservatory, kitchen, utility room and dining room to the ground floor and to the first floor four double, fitted bedrooms (master en-suite) and a family bathroom. Externally there is a larger than average garage, driveway parking and a good size family garden to the rear. The property is ideally situated close to well regarded local school, shops, amenities, transport links and just a short drive to the North West motorway connections.

ENTRANCE HALLWAY

With front entrance door, laminate floor covering, coved ceiling, staircase leading to the first floor.

DOWNSTAIRS CLOAKROOM/WC

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

OFFICE

9' 2" x 5' 5" (2.79m x 1.65m) With front aspect uPVC double glazed bay window, laminate floor covering, built in desk, storage cupboards and shelving.

LOUNGE

14' 4" x 15' 11" (4.37m x 4.85m) With fitted carpeting, coved ceiling, feature fire with surround and hearth, two wall mounted lights, TV point, sliding door leading into the conservatory.

CONSERVATORY

14' 4" x 13' 1" (4.37m x 3.99m) uPVC double glazed and brick construction with laminate floor covering and doors leading into the rear garden.

KITCHEN

11' 4" x 14' 5" (3.45m x 4.39m) With fitted wall and base units, worktops, one and a half bowl stainless steel sink unit with mixer taps, ceramic hob, integrated oven and stainless steel extractor fan, splash back tiling, Karndean floor covering, breakfast bar, island and ceiling spotlights, uPVC double glazed window.

UTILITY ROOM

4' 8" x 8' 4" (1.42m x 2.54m) With fitted wall and base units, stainless steel sink unit with chrome mixer taps, plumbed for an automatic washing machine, spotlights, door leading into the garage and door leading into the garden.

DINING ROOM

14' 9" x 8' 7" (4.5m x 2.62m) With fitted carpeting, coved ceiling radiator, two uPVC double glazed windows.

LANDING

With fitted carpeting, loft access.

BEDROOM ONE

11' 8" x 12' 8" (3.56m x 3.86m) Double bedroom with front aspect uPVC double glazed bay window, fitted carpeting, radiator, fitted wardrobes.

ENSUITE

Fitted with a three piece suite in white comprising of: shower cubicle, low level w.c., wash hand basin, laminate floor covering, splash back tiling, chrome towel radiator, obscure uPVC double glazed window.

BEDROOM TWO

11' 6" x 11' 7" (3.51m x 3.53m) Double bedroom with front aspect uPVC double glazed window, laminate floor covering, fitted wardrobes, radiator.

BEDROOM THREE

11' 9" x 8' 9" (3.58m x 2.67m) Double bedroom with rear aspect uPVC double glazed window, laminate floor covering, radiator, fitted wardrobes.

BEDROOM FOUR

10' 5" x 8' 9" (3.18m x 2.67m) Double bedroom with rear aspect uPVC double glazed window, laminate floor covering, radiator, fitted wardrobes.

BATHROOM

6' 9" x 5' 5" (2.06m x 1.65m) Fitted with a three piece suite in white comprising of: panelled bath with shower over and chrome shower mixer taps, low level w.c., wash hand basin, fully tiled walls and floor, heated chrome towel radiator,

obscure uPVC double glazed window.

GARAGE

Larger than average integral garage.

EXTERNALLY

To the front of the property there is a driveway, a larger than average garage providing off road parking and a small lawn area with mature trees and shrubs. The enclosed rear garden is a good size with a lawn area, mature trees and shrubs, a patio area, decked 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.

Chadderton Office

509 Middleton Road
Chadderton
Oldham
OL9 9SH

Monday – Friday. 9am – 5pm

Saturday. 10am – 3 pm

chadderton@kirkham-property.co.uk

0161 626 5688

Out of hours telephone service

Monday – Thursday 8:30am – 7pm

Friday – 8:30am – 5pm

Saturday – Sunday 10am – 3pm