



Lowcroft Crescent

Chadderton, Oldham

Offers In Excess Of £375,000

- Detached Family Home
- Four Bedrooms, Master En-Suite
- Office/Study
- Conservatory

- Modern Fitted Kitchen & Utility Room
- Lounge & Dining Room
- Driveway & Gardens
- EPC Rating - D



Beautifully presented detached, family home which must be viewed to appreciate the quality and size of accommodation on offer. Situated on the popular Firwood Park estate close to well regarded local schools, amenities, public transport links and just a short drive to the North West motorway connections. The property briefly comprises of: entrance hallway, lounge, dining room, conservatory, kitchen, store room, downstairs w.c., office/study, utility room, four good size bedrooms (master en-suite) and a family bathroom. The property further benefits from gas central heating, uPVC double glazing throughout and full fibre broadband and full digital phone lines. Externally there is a driveway to the front providing off road parking for numerous cars and an enclosed rear garden.

ENTRANCE HALLWAY

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

LOUNGE

16' 0" x 12' 1" (4.88m x 3.68m) With front aspect uPVC double glazed bay window, laminate floor covering, coved ceiling, feature fire with surround and hearth, radiator, TV point, dado rail, archway leading into the dining room.

DINING ROOM

11' 0" x 7' 2" (3.35m x 2.18m) With laminate floor covering, coved ceiling, dado rail, radiator, uPVC double glazed sliding door leading into the conservatory.

CONSERVATORY

12' 7" x 8' 11" (3.84m x 2.72m) uPVC double glazed and brick construction, laminate floor covering, patio doors leading into the rear garden.

KITCHEN

18' 10" x 15' 10" (5.74m (max) x 4.83m (max)) Superb modern fitted kitchen with an excellent range of wall and base units, worktops, five ring gas hob, modern extractor fan, integrated double oven, LED plinth lights, splash back tiling, stainless steel sink unit with chrome mixer taps, breakfast bar, space for a fridge/freezer.

STORE ROOM

8' 0" x 7' 0" (2.44m x 2.13m) Useful storage area with electricity supply.

DOWNSTAIRS WC

Fitted with a two piece suite in white comprising of: low level w.c., wash hand basin.

OFFICE/STUDY

9' 2" x 8' 1" (2.79m x 2.46m) With tiled floor covering, radiator, uPVC double glazed doors leading into the rear garden

UTILITY ROOM

9' 10" x 9' 3" (3m x 2.82m) With plumbing for an automatic washing machine.

LANDING

BEDROOM ONE

12' 11" x 8' 8" (3.94m x 2.64m) Double bedroom with front aspect uPVC double glazed window, laminate floor covering, radiator, fitted wardrobes.

ENSUITE SHOWER ROOM

8' 9" x 3' 0" (2.67m x 0.91m) Recently updated and fitted with a three piece suite comprising of: shower cubicle with drench shower, low level w.c., wash hand basin, heated chrome towel radiator, tiled walls.

BEDROOM TWO

19' 5" x 7' 0" (5.92m x 2.13m) Double bedroom with dual aspect uPVC double glazed window (was originally two bedrooms and could easily be converted back if required), fitted carpeting, two radiators.

BEDROOM THREE

10' 0" x 8' 11" (3.05m x 2.72m) With rear aspect uPVC double glazed window, laminate floor covering, radiator.

BEDROOM FOUR

7' 10" x 6' 4" (2.39m x 1.93m) With front aspect uPVC double glazed window, laminate floor covering, radiator.

FAMILY BATHROOM

Modern fitted three piece suite in white comprising of: P shaped bath with shower over, low level w.c., wash hand basin with storage cupboard below, fully tiled walls and floor, heated chrome towel radiator, obscure uPVC double glazed window.

EXTERNALLY

To the front of the property there is a driveway providing off road parking for numerous cars and shrub borders. The private, good size, tiered, rear garden has Indian stone patio area, mature flower beds and boundary fencing.

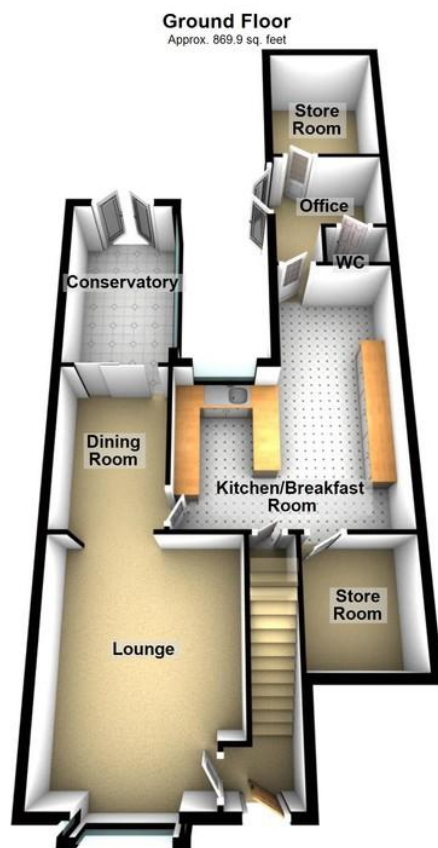
ADDITIONAL INFORMATION

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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