



## Chadderton Fold

Chadderton, Oldham

£400,000

- Individually Designed Detached Family Home
- Three Double Bedrooms
- Sought After Location
- Fantastic Views
- Galleried Atrium
- Gardens To The Front, Side & Rear
- Tandem Garage & Driveway
- EPC Rating - D





Situated in the popular and sought after hamlet of Chadderton Fold is this individually designed three bedroomed detached property. The living space comprises of entrance porch leading to entrance hall, ground floor wc and cloakroom, dining room with atrium leading to first floor, lounge with large picture window and views, kitchen, utility, study/office, galleried landing, three spacious bedrooms and family bathroom. Enhanced by double glazed windows and gas central heating. Externally there is a drive leading to garage with tandem parking for two cars and easily maintained patio style gardens to front with a tiered garden to the rear. Chadderton Park and open countryside are within walking distance and highly regarded local schools, public transport links, motorway and rail connections and amenities are all conveniently located. Potential to extend. Viewing is essential to appreciate the space and potential on offer.

#### COVERED PORCH

With front entrance door.

#### HALLWAY

7' 9" x 6' 6" (2.36m x 1.98m) With fitted carpeting.

#### CLOAKROOM/WC

4' 2" x 5' 10" (1.27m x 1.78m) Fitted with a two piece suite comprising of: low level w.c, vanity wash hand basin, radiator, tiled walls and floor.

#### DINING ROOM

12' 3" x 19' 3" (3.73m x 5.87m) With solid Oak floor, Artrium leading to the first floor galleried landing, coved ceilings, door leading into the rear garden.

#### LOUNGE

21' 3" x 11' 11" (6.48m x 3.63m) A good size lounge with fitted carpeting, two large double glazed windows with fantastic views, open plan fireplace with brick built surround, two radiators, coved ceilings.

#### KITCHEN

8' 3" x 10' 10" (2.51m x 3.3m) With fitted wall and base units, worktops, stainless steel sink unit with mixer taps, built in oven, ceramic hob, extractor fan, fully tiled walls and floor, door leading into the utility room, double glazed window.

#### UTILITIY ROOM

8' 3" x 7' 10" (2.51m x 2.39m) With fitted base units, worktops, stainless steel sink unit, plumbed for an automatic washing machine.

#### STUDY/OFFICE

8' 3" x 9' 7" (2.51m x 2.92m) With fitted carpeting, radiator, two double glazed windows.

#### LANDING

With loft access, built in storage cupboards.

#### BEDROOM ONE

21' 2" x 12' 1" (6.45m x 3.68m) Large, bright and airy double room with front aspect double glazed window, fitted wardrobes, bedside cabinets, dressing table, fitted carpeting, radiator.

#### BEDROOM TWO

10' 9" x 10' 9" (3.28m x 3.28m) Double room with rear aspect double glazed window, fitted carpeting, radiator.

#### BEDROOM THREE

10' 0" x 10' 0" (3.05m x 3.05m) Double bedroom with rear aspect double glazed window, fitted carpeting, radiator.

#### BATHROOM

8' 4" x 9' 3" (2.54m x 2.82m) Fitted with a four piece suit comprising of: shower cubicle, panelled bath, low level w.c, wash hand basin, fully tiled walls and floor, radiator, obscure uPVC double glazed window.

#### GARAGE

Garage with tandem parking for two cars.

#### EXTERNALLY

With great views and low maintenance gardens to the front, side and rear with numerous patio areas, lawn areas with mature shrubs and trees. A driveway and tandem garage to the front of the property providing off road parking for numerous cars.

#### ADDITIONAL INFORMATION

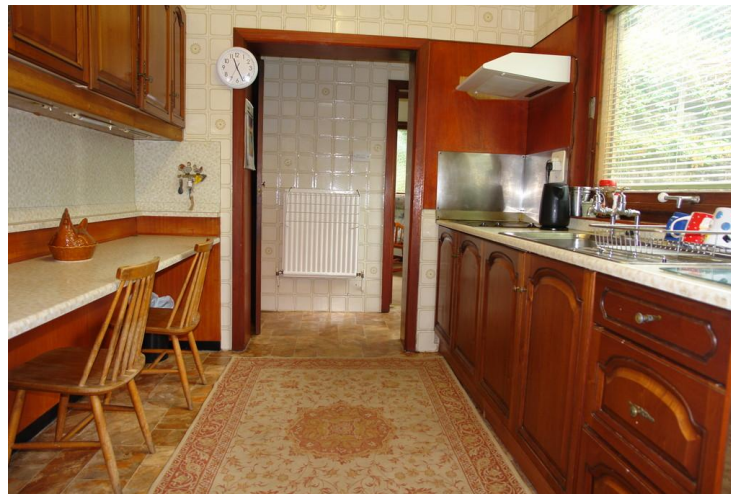
TENURE: Freehold - Solicitor to confirm details.

#### COUNCIL BAND:

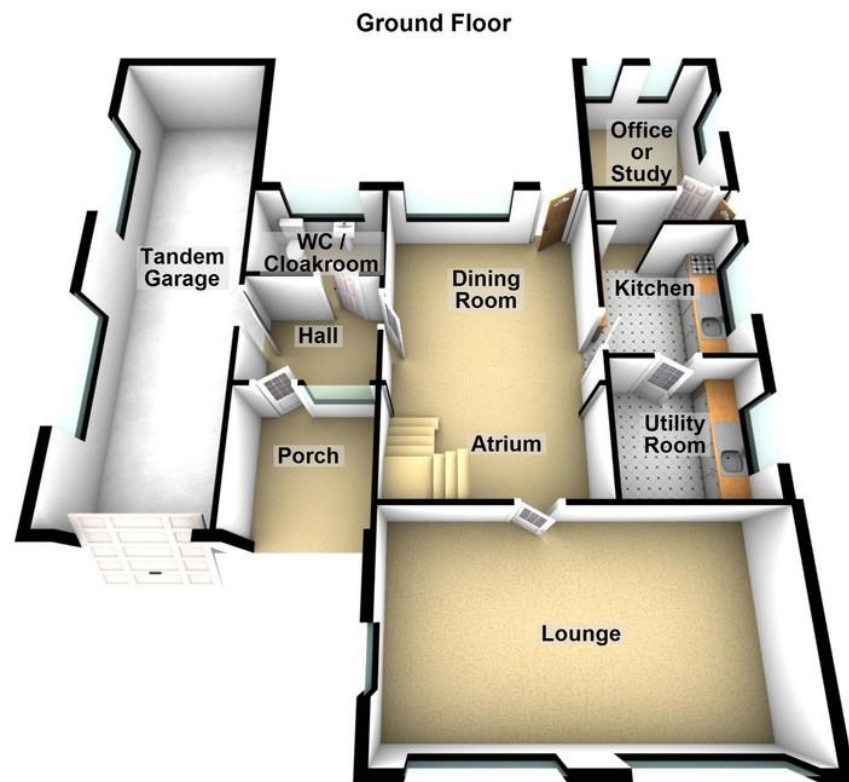
VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

#### 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](mailto: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