



Kiln Hill Close
Chadderton, Oldham

REDUCED
£724,950

- Executive, Detached Family Home
- Fabulous Fitted Kitchen/Family Room
- Four Double Bedrooms, Master En-Suite
- Fantastic Location
- Large Driveway & Double Garage
- Private, South Facing Rear Garden
- Extensive Views
- EPC Rating - C

ALL. TOGETHER. BETTER.

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A stunning four bedroom, detached, modern house situated in an enviable location close to well regarded local schools in the North Chadderton area. The original property was a bungalow and dated back to the 1950s, completely re-built as a detached house in 2007 and has been refurbished to a very high standard. The property internally comprises of: entrance hall, ground floor WC, living room, playroom/snug, kitchen/family room, utility room and double garage to the ground floor. To the first floor there is a large master bedroom with en-suite, three further double bedrooms and a family bathroom. The property has many outstanding features including a beautiful galleried landing and a large, level South facing rear garden. With an internal living area of over 3000 square foot this is a substantial property set in a popular and convenient location which is sure to attract early attention.

ENTRANCE HALLWAY

Large, spacious hallway with front entrance door, laminate floor covering, staircase leading to the first floor.

GROUND FLOOR WC

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

LIVING ROOM

23' 3" x 22' 8" (7.09m x 6.91m) With front aspect double glazed window, side aspect double glazed window, laminate floor covering, radiator, recently fitted log burner, open through to the dining area.

DINING AREA

11' 0" x 7' 6" (3.35m x 2.29m) With rear aspect double glazed window, laminate floor covering, radiator.

PLAY ROOM/SNUG

15' 3" x 13' 11" (4.65m x 4.24m) With rear aspect double glazed window, wood floor covering, radiator.

KITCHEN/FAMILY ROOM

25' 5" x 19' 3" (7.75m x 5.87m) Fitted with a large array of wall and base units in white gloss, contrasting work surfaces, integrated double oven, hob and extractor fan, central island with breakfast bar, sink unit with designer mixer tap, integrated dishwasher and fridge/freezer, spotlighting, Velux roof windows, rear aspect double glazed windows and patio doors leading into the rear garden.

UTILITY ROOM

11' 5" x 7' 7" (3.48m x 2.31m) With fitted wall and base units, worktops, plumbing for a washing machine, double glazed window and door to side.

MASTER BEDROOM

23' 9" x 15' 7" (7.24m x 4.75m) With floor to ceiling double glazed windows and French doors with Juliette balcony, a large range of fitted wardrobes and furniture, radiator, fitted carpeting.

ENSUITE

Fitted with a three piece modern suite comprising of: large walk in shower, low level w.c., wash hand basin with storage cupboard below, additional storage cupboard, fully tiled walls and floor, radiator, obscure double glazed windows.

BEDROOM TWO

21' 8" x 12' 3" (6.6m x 3.73m) Large double bedroom with rear aspect double glazed window, laminate floor covering, radiator.

BEDROOM THREE

17' 4" x 9' 10" (5.28m x 3m) Double bedroom with rear aspect double glazed window, fitted carpeting, radiator.

BEDROOM FOUR

17' 4" x 10' 4" (5.28m x 3.15m) Double bedroom with rear aspect uPVC double glazed window, fitted carpeting, radiator.

FAMILY BATHROOM

Fitted with a four piece suite comprising of: corner bath, corner shower cubicle, sink unit with storage cupboards below, inset w.c, fully tiled walls and floor, radiator, obscure double glazed window.

DOUBLE GARAGE

21' 3" x 18' 7" (6.48m x 5.66m) With electric door.

EXTERNALLY

To the front of the property there is a large block paved driveway leading to the double garage providing off road parking and a lawn area To the rear there is a good sized, South facing garden laid mainly to lawn with patio areas, a children's play house and extensive views over open countryside.

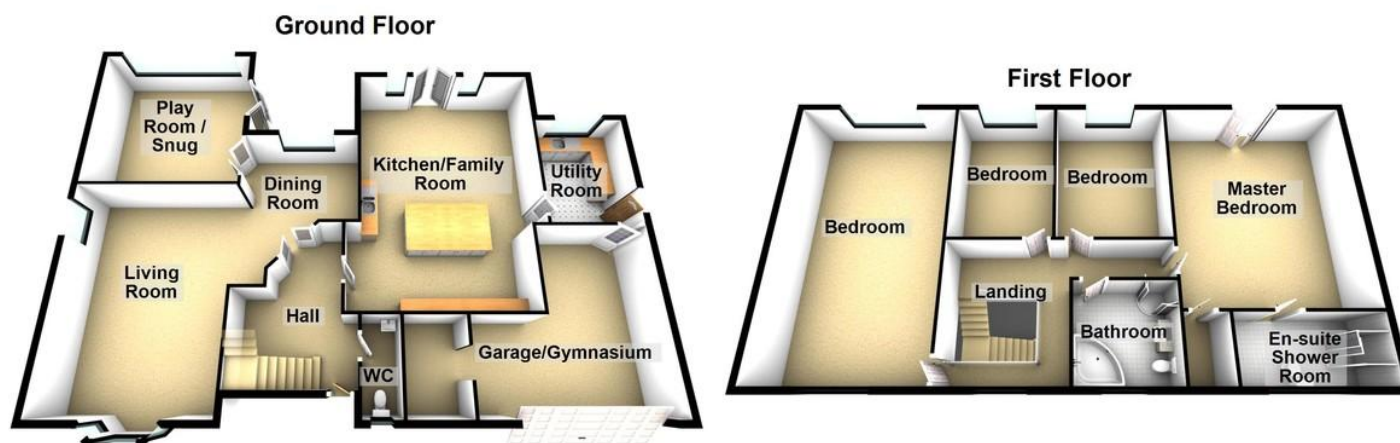
ADDITIONAL INFORMATION

TENURE: Freehold - Solicitor to confirm details.

COUNCIL BAND: G

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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