



Price £335,000

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Derwent Drive, Chadderton

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- Semi Detached Property
- Three Bedrooms
- Converted Basement
- Master With En Suite
- Lounge
- Fitted Dining Kitchen
- Enclosed Rear Garden
- Detached Garage
- Off Road Parking
- Viewings Are Highly Recommended

Situated in a quiet cul-de-sac location is this the deceptively spacious extended three/four bedroom semi detached property, which offers excellent family living accommodation in the form of entrance hall, lounge, kitchen/dining room, family bathroom, spacious ground floor landing, three double bedrooms to the ground and first floor (master with en suite) and a fourth bedroom/ second reception room converted to basement. Externally, to the front is a long garden with driveway to the side extending to carport and detached garage with up and over door, power and lighting whilst to the rear is a private, enclosed, South facing garden with patio, lawn garden, with Indian stonework borders and stone circle, and boundary fencing, all of which is not overlooked. This property is ideally situated for excellent local schools and abilities, public transport links and is a short drive from the Northwest motorway network. In order to fully appreciate the space and quality on offer, viewings are strongly recommended.

#### INTERNAL ACCOMMODATION :

**ENTRANCE :** Via a UPVC double glazed entrance door with inner door leading to entrance hall.

**ENTRANCE HALL :** With radiator and archway to ground floor landing.



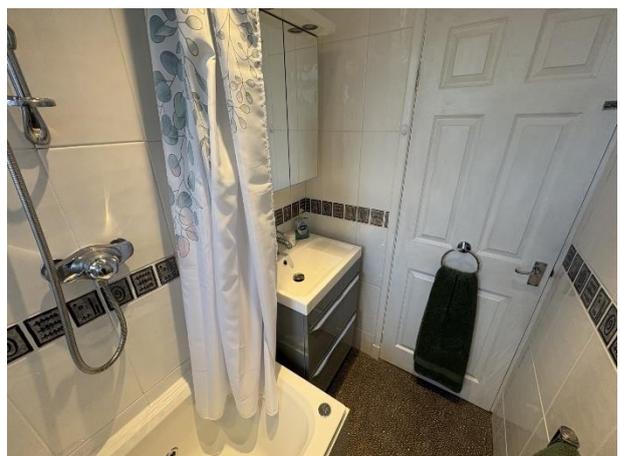
**LOUNGE :** Front reception room with radiator, gas fire and UPVC double glazed leaded window to the front.



**KITCHEN/DINING ROOM :** Fitted with a range of bespoke kitchen units including breakfast bar with two way cupboards, integrated double oven and five ring gas hob with extractor above, tile splashback, work surfaces, plumbed for dishwasher, washing machine and dryer, composite sink units with mixer tap, two carousel style cupboards, UPVC double glazed windows to the rear and two UPVC double glazed doors one leading to garden and the other leading to driveway and garage.



**FAMILY BATHROOM :** Comprising of bath with overhead shower, vanity sink unit and WC, tiled walls, spotlights, heated towel rail and UPVC double glazed window to the rear.



**BEDROOM THREE :** Ground floor double bedroom with ample built in wardrobe space, radiator and UPVC double glazed window to the rear.



**LANDING :** With spiral staircase to basement and stairs to first floor, radiator and UPVC double glazed leaded window to the front.



**BEDROOM ONE :** Good size double bedroom with space for wardrobes and bed side cabinets, radiator and two UPVC double glazed leaded windows to front and rear.



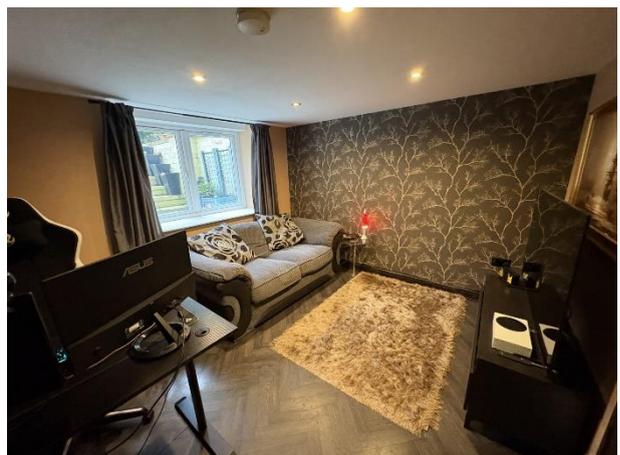
**ENSUITE :** Comprising of corner bath with overhead shower, wooden vanity sink units and WC, heated chrome towel rail, spotlights and extractor fan.



**BEDROOM TWO :** Second double bedroom with wardrobe, radiator, built in storage cupboard and UPVC double glazed leaded window to the front



**BASEMENT :** Versatile space with vinyl flooring throughout, spotlights, radiator, ample built in storage space and UPVC double glazed windows with steps beyond leading to rear garden.





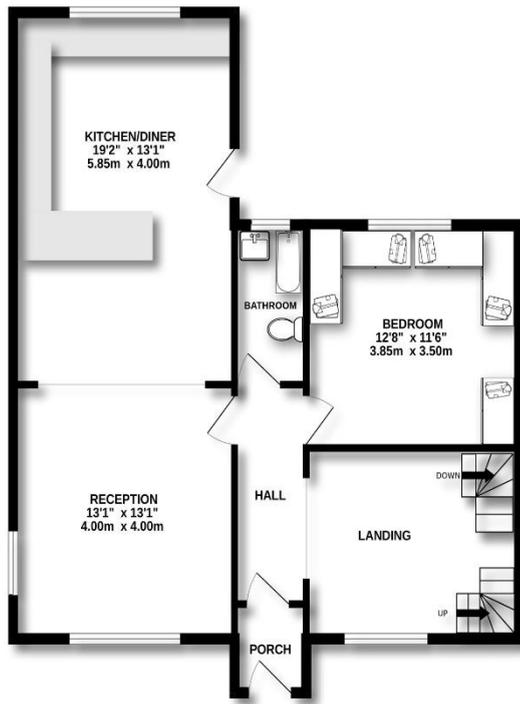
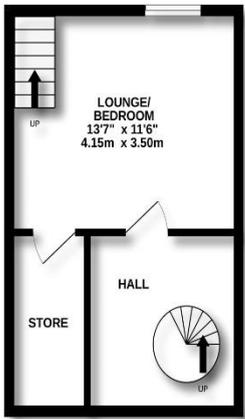
OUTSIDE : Externally, to the front is a long garden with driveway to the side extending to carport and detached garage with up and over door, power and lighting whilst to the rear is a private, enclosed, South facing garden with patio, lawn garden, with Indian stone work borders and stone circle, and boundary fencing, all of which is not overlooked.



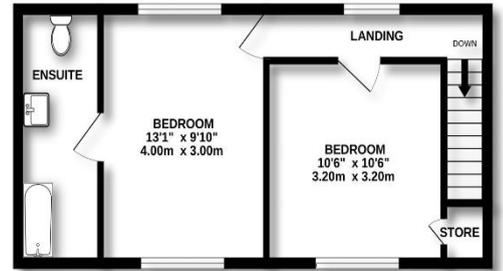
# Floor Plan

GROUND FLOOR

CELLAR LEVEL



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Energy Performance Certificate

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | <b>A</b>      |         |           |
| 81-91 | <b>B</b>      |         | 83 B      |
| 69-80 | <b>C</b>      | 76 C    |           |
| 55-68 | <b>D</b>      |         |           |
| 39-54 | <b>E</b>      |         |           |
| 21-38 | <b>F</b>      |         |           |
| 1-20  | <b>G</b>      |         |           |

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SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

DISCLAIMER: Whilst we endeavor to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property.