



Offers Over £600,000

17 Cathedral Road, Chadderton

- Extended Detached Property
- Five Spacious Bedrooms
- Open Plan Family Room
- High Specification Kitchen & Bathrooms
- Spacious Lounge
- Landscaped Rear Garden
- Driveway Parking With EV Charger
- Purpose-Built Outdoor Bar/Entertainment Room
- Desirable Residential Area
- Viewings Are Highly Recommended

Alan Ryan Estates are pleased to bring to market this stunning five-bedroom detached family home – Cathedral Road.

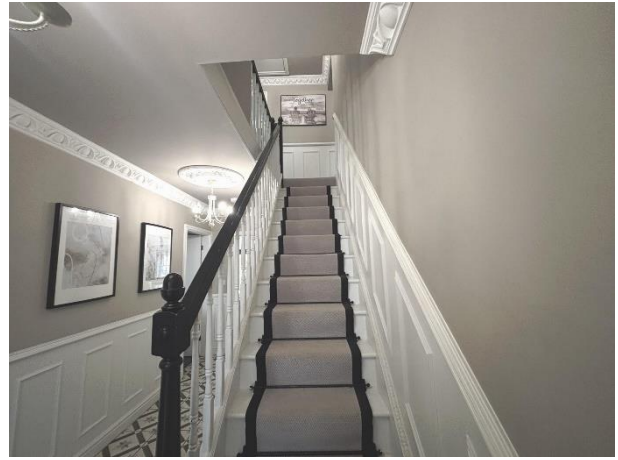
Situated on one of the area's most desirable residential roads, this exceptional five-bedroom detached family home has been significantly extended and improved to create a truly impressive living space, perfectly suited to modern family life. Occupying a generous plot, the property offers an outstanding blend of contemporary design, high-quality finishes, and versatile accommodation throughout. The current owners have invested heavily in transforming the home, resulting in a spacious and beautifully presented property that is ready to move straight into. The heart of the home is the stunning open-plan living, dining and kitchen area, designed to maximise both natural light and functionality. Large glazed openings create a seamless connection between the interior and the landscaped rear garden, making it ideal for entertaining and everyday family living. The accommodation comprises five well-proportioned bedrooms, including a superb principal suite, alongside stylish bathrooms finished to a high specification. Every room has been thoughtfully designed and maintained, offering a turn-key property with nothing to do but unpack. Externally, the property continues to impress. The landscaped rear garden provides multiple seating and entertaining areas, complemented by a substantial composite decking area and quality paving throughout. A standout feature of this home is the purpose-built outdoor bar and entertainment room. Constructed to an exceptional standard and benefiting from approved planning permission, this versatile space offers endless possibilities including a home bar, games room, gym, home office, studio or entertaining space. The property further benefits from modern uPVC double glazing, CCTV system to front and rear, alarm system, hot and cold external taps and gas central heating.

This is a rare opportunity to acquire a substantially upgraded family home in a prime location, offering a perfect balance of luxury, practicality and lifestyle living. Viewing is highly recommended to fully appreciate the size, quality and attention to detail this outstanding property has to offer.

INTERNAL ACCOMMODATION :

ENTRANCE PORCH : Via a double glazed rock door with tiled flooring and inner door to hallway.

ENTRANCE HALL : With tiled flooring, radiator, stairs leading to first floor and panelling.



BEDROOM FIVE : Front bedroom with carpet, radiator, meter cupboard and double glazed window.

LOUNGE : Front reception room with feature log burner, carpet, radiator, meter cupboard and double glazed window.



OPEN PLAN FAMILY ROOM :

KITCHEN AREA : With a range of modern wall and base units, work surfaces, integrated appliances, including fridge freezer, double oven and microwave, four ring induction hob with extractor hood above, kitchen island with breakfast bar, wine fridge and composite sink unit with mixer tap.



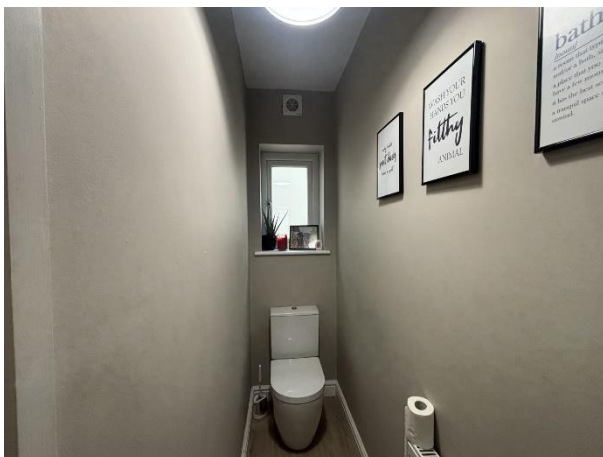
FAMILY LIVING AREA : With LVT flooring throughout, Evonic fireplace, spotlights to ceiling, three double glazed skylights and double glazed bifold doors leading to rear garden.



UTILITY ROOM : With wall and base units, plumbed for washer and dryer, extractor fan, stainless steel sink unit with mixer tap and door leading to WC.



DOWNSTAIRS WC : Comprising of vanity sink unit and WC, spotlights to ceiling and UPVC double glazed window.



FIRST FLOOR :

LANDING : With loft access hatch with drop down ladder leading to a fully boarded loft with power and lighting.

MASTER BEDROOM : A large, front double bedroom with carpet, radiator, ample space for wardrobe and bedroom furniture, dressing area and double glazed window to the front.



ENSUITE BATHROOM : A modern bathroom suite with walk in shower, free standing bath with mixer tap, vanity sink unit and WC, heated towel rail, tiled walls and floor, spotlights to ceiling and double glazed window to the front.



BEDROOM TWO : Front double bedroom with carpet, space for wardrobes, radiator and double glazed window.



BEDROOM THREE : Rear double bedroom with carpet, radiator and double glazed window.

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BEDROOM FOUR : Fourth, small double bedroom with carpet, radiator and double glazed window to the rear.



MODERN SHOWER ROOM : Comprising of walk in shower, with shower off mixer tap, vanity sink unit and WC, heated chrome towel rail, tiled walls and floor, spotlights to ceiling and double glazed window to front.



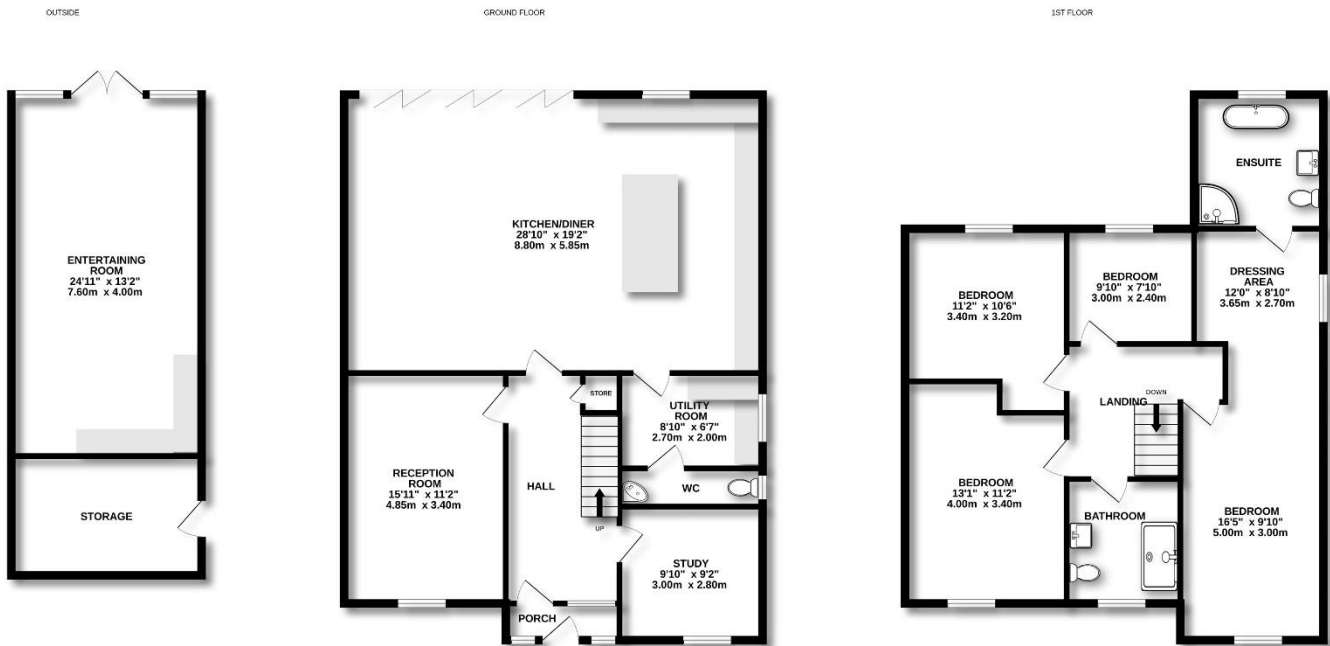
EXTERNAL : Externally, to the front of the property is a block print driveway providing off road parking for up to four cars with shrubs and trees, low boundary walls, EV charger and gated side access leading to rear garden. To the rear of the property is a generous tiered garden with composite decking, Astroturf lawn garden, hot and cold water tap, external plug sockets and tiled steps leading to additional seating area and leading to outdoor bar/entertainment room and garage.



PURPOSE BUILT OUTDOOR BAR/ENTERTAINMENT ROOM : Via modern, aluminium double glazed doors with side windows, with power and lighting, LVT flooring and built in bar and seating area.



GARAGE : A detached garage to the side of the property.



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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Address:
519 Middleton Road
Chadderton
OL9 9SH

Tel: 0161 626 0333
Email: sales@aschadderton.com

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.

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Please contact the office before viewing the property.