



*Offers Over £365,000*

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*16 Redwood, Chadderton, OL9 9TG*

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- Detached Family Home
- Three Generous Double Bedrooms
- Open Plan Kitchen Diner
- Two Reception Rooms
- Downstairs WC
- Modern Family Bathroom
- Ample Off Road Parking
- South Facing Garden
- Sought After Residential Area
- Viewings Are Highly Recommended

Alan Ryan Estates are pleased to bring to market this beautifully presented, three double bedroom, detached property which offers generous family living accommodation and is situated on the popular Firwood Park development, within easy access of excellent local schools and amenities, public transport links and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance hall, lounge, open plan dining kitchen, utility, second reception room, currently used as a games room, and downstairs WC all to the ground floor, whilst to the first floor are three double bedrooms and modern family bathroom. Externally to the front of the property is a generous driveway providing ample off road parking and an attached single garage providing storage, with gated side access leading to rear garden. To the rear is a well presented, low maintenance, south facing garden with block paved patio, lawn garden, additional decked seating area with decked pathway and stone and shrubs borders. The property further benefits from an electric car charging point, new fascias and gutters, new Worcester boiler (two years old), uPVC double glazing and gas central heating. Viewings are highly recommended.

#### INTERNAL ACCOMMODATION :

**ENTRANCE HALL :** Via a uPVC double glazed entrance door with radiator, tiled flooring and stairs leading to first floor.



**LOUNGE :** A front reception room with feature media wall, radiator and uPVC double glazed window to front elevation.



**OPEN PLAN KITCHEN DINER :** With a modern range of wall and base units, integrated double oven with five ring gas hob and extractor hood above, tiled splashback, one and a half bowl composite sink unit with mixer tap, breakfast bar, Kardean flooring throughout, radiator, uPVC double glazed window and uPVC double glazed French doors leading to rear garden.



**UTILITY ROOM :** Plumbed for washing machine and dryer, built in storage cupboard, Kardean flooring, radiator, uPVC double glazed window and uPVC double glazed door leading to rear garden.



DOWNSTAIRS WC : Comprising of sink and WC, towel radiator, tiled flooring and uPVC double glazed window.



GAMES ROOM : A versatile second reception room with radiator, laminate flooring and uPVC double glazed window.



LANDING : With uPVC double glazed window.



**BEDROOM ONE** : A substantial rear double bedroom with fitted wardrobes, radiator and uPVC double glazed window.



**BEDROOM TWO** : A front double bedroom with radiator and uPVC double glazed window.



**BEDROOM THREE** : A rear double bedroom with fitted wardrobes, radiator, and uPVC double glazed window.



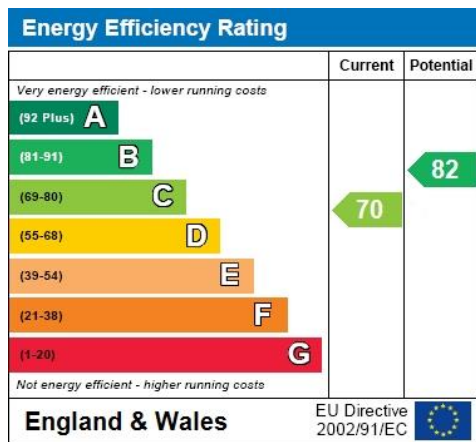
**BATHROOM** : A modern bathroom comprising of bath with overhead rain shower, vanity sink unit and WC, towel radiator, tiled walls and floor, spotlights to ceiling and uPVC double glazed window.



**OUTSIDE** : Externally to the front of the property is a generous driveway providing ample off road parking and an attached single garage providing with gated side access leading to rear garden. To the rear is a well presented, low maintenance, south facing garden with block paved patio, lawn garden, additional decked seating area with decked pathway and stone and shrubs borders.







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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.

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Please contact the office before viewing the property.