ALAN RYAN
ESTATES AND LETTINGS

Offers Over £475,000

5 Rosemary Road, Chadderton, Oldham

- Extended Detached Property
- Four Double Bedrooms
- Two Reception Rooms
- Open Plan Kitchen Diner
- Modern Downstairs WC
- Utility Room
- Low Maintenance Garden
- Ample Off Road Parking
- Situated On A Quiet Cul-De-Sac
- Viewings Are Highly Recommended

Situated on a desirable position, within a quiet cul-de-sac is this high quality, four double bedroom extended detached property. Designed to provide spacious, top specification, family living both internally and externally. Internal accommodation comprises of entrance hall, lounge, second sitting room, modern fully fitted kitchen opening to orangery/dining room, downstairs WC, utility, four double bedrooms (master with ensuite facilities) and modern family shower room. Externally to the front of the property is a driveway providing ample off road parking leading to an attached garage whilst to the rear of the property is a well designed, low maintenance enclosed garden with Indian stone paved patio areas and steps leading to additional upper patio area, composite shed and gated side access to both sides of the property. The property further benefits from uPVC double glazing, gas central heating, external lighting and underfloor heating to the orangery. Viewing the property is highly recommended.

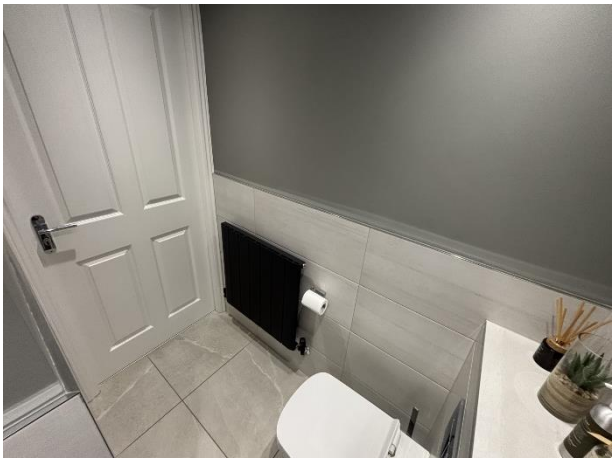
INTERNAL ACCOMMODATION :

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

SNUG : A front reception room with Kardean flooring, radiator, spotlights to ceiling and uPVC double glazed bay window.

UTILITY : With tiled flooring, plumbed for washing machine and dryer, base unit with sink and mixer tap, built in storage cupboard, radiator and door leading to garage.

DOWNSTAIRS WC : Comprising of vanity sink and WC, tiled flooring, partially tiled walls, towel radiator, spotlights to ceiling and uPVC double glazed window.



LOUNGE : With feature gas fireplace and surround, radiator and uPVC double glazed door leading to rear garden.

OPEN PLAN KITCHEN/DINING ROOM :

KITCHEN : With a modern range of wall and base units with granite worktops, four ring induction hob with extractor hood above, integrated oven, dishwasher and microwave, composite sink unit with mixer tap, fridge freezer, radiator and heated tiled flooring.

ORANGERY/DINING ROOM : With heated tiled flooring, uPVC double glazed windows and French doors leading to rear garden.

LANDING : With built in storage cupboard, loft access hatch and uPVC double glazed window.

BEDROOM ONE : A rear double bedroom with fitted wardrobes, cupboard and bedside cabinets, radiator, spotlights to ceiling and uPVC double glazed window.

ENSUITE : A modern ensuite with shower cubicle, sink and WC, fully tiled walls and floor, uPVC ceiling with integrated spotlights and uPVC double glazed window.

BEDROOM TWO : A front double bedroom with fitted wardrobes, dressing table and cupboards, radiator, spotlights to ceiling and uPVC double glazed bay window.

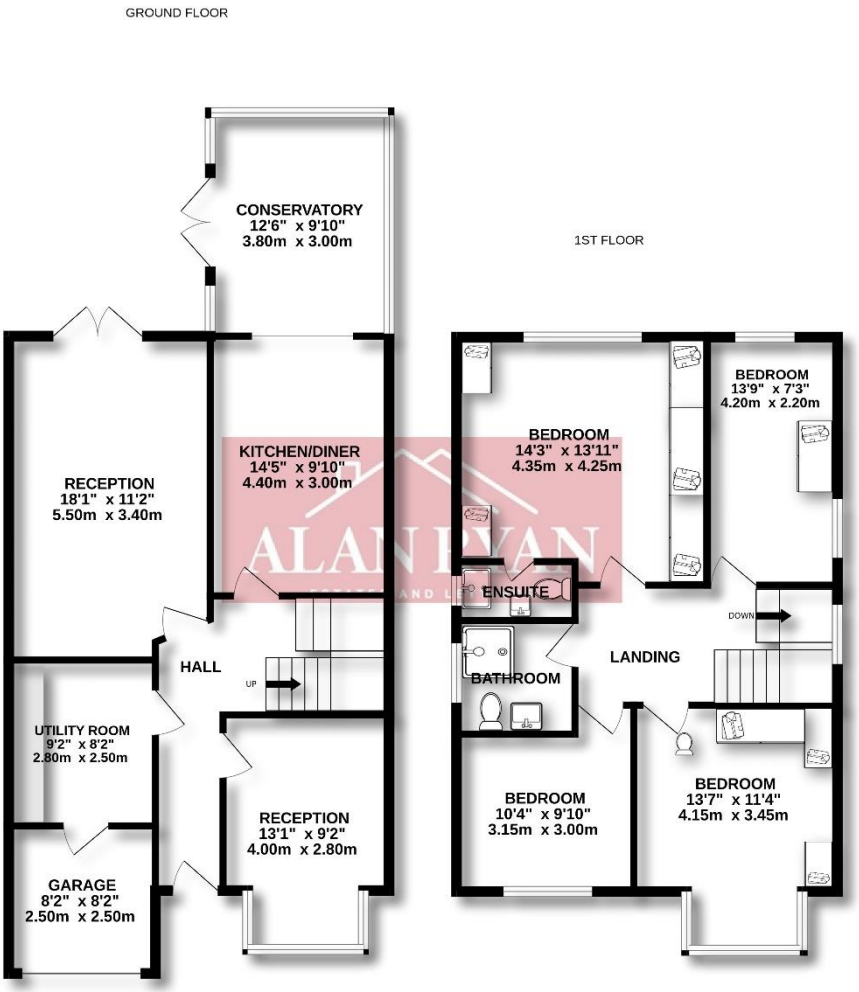
BEDROOM THREE : A rear double bedroom with fitted wardrobes, cupboards and bedside cabinets, spotlights to ceiling, radiator and two uPVC double glazed windows.

BEDROOM FOUR : A front double bedroom with radiator, spotlights to ceiling and uPVC double glazed window.

SHOWER ROOM : Fully tiled with walk in shower, vanity sink unit and WC, towel radiator, uPVC ceiling with inset spotlights and uPVC double glazed window.

OUTSIDE : Externally to the front of the property is a driveway providing ample off road parking leading to an attached garage whilst to the rear of the property is a well designed, low maintenance enclosed garden with Indian stone paved patio areas and steps leading to additional upper patio area, composite shed and gated side access to both sides of the property.

Floor Plan



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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Please contact the office before viewing the property.