



Price £375,000

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51 Cairnwell Road, Oldham, OL9 9DG

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- Detached Property
- Three Double Bedrooms
- Two Reception Rooms
- Kitchen
- Conservatory
- Downstairs WC
- Private Enclosed Garden
- Driveway Providing Off Road Parking
- Quiet Cul De Sac Location
- Viewing Highly Recommended

Situated in a quiet and convenient cul-de-sac on the ever popular Swallowfield development of North Chadderton is this three double bedroom property which offers excellent size family living accommodation in the form of entrance hall, lounge, dining room, kitchen, utility room, downstairs WC, conservatory, three double bedrooms and bathroom WC. Externally, to the front is a lawn garden, block paved driveway providing off road parking for multiple cars and leading to an integral single garage with up and over door. To the rear is a private, generous size enclosed garden comprising of lawn with shrubs and flower borders, flagged patio under gazebo, gated side access all of which is enveloped by boundary fencing. This property is ideally located for excellent local schools and amenities, public transport links and just a short drive from the Northwest motorway network. There are also the added benefits of gas central heating, double glazing throughout and viewing is highly recommended.

#### INTERNAL ACCOMMODATION:

**ENTRANCE HALL:** Via a entrance door and stairs leading to first floor.

**OPEN PLAN LOUNGE/DINING ROOM:** With solid oak flooring throughout.

**LOUNGE AREA:** Feature electric fire and surround, UPVC double glazed window to front and archway leading through to the dining area.



**DINING AREA:** With radiator and sliding doors leading to the conservatory.



**CONSERVATORY:** Of brick and UPVC construction with laminate flooring and UPVC double glazed French doors leading to rear garden.



**KITCHEN:** A range of wall and base units, Quartz surfaces, five ring gas hob with extractor hood above, splashback tiling, stainless steel sink unit with mixer tap, integrated double oven and microwave, tiled flooring, radiator and UPVC double glazed window.



**UTILITY ROOM:** With wall and base units, plumbed for washing machine and dryer, tiled flooring and UPVC door leading to rear garden.



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



**LANDING:** With loft access hatch.

**BEDROOM ONE:** Front double bedroom with fitted wardrobes and drawers, radiator and UPVC double glazed window.



**EN-SUITE:** Comprising of shower cubicle, vanity sink unit and WC, towel radiator and UPVC double glazed window.



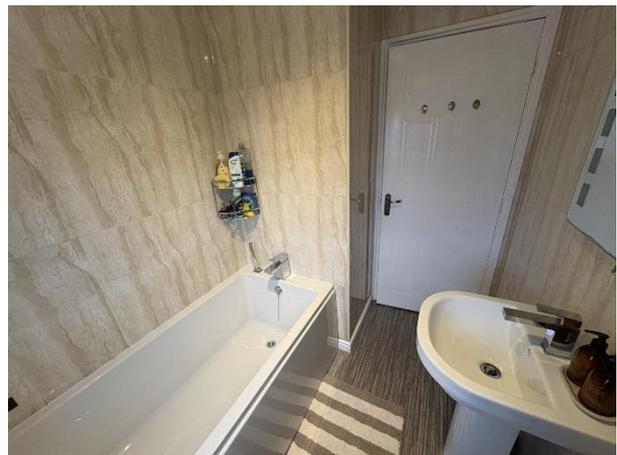
**BEDROOM TWO:** Rear double bedroom with fitted wardrobes, radiator and UPVC double glazed window.



**BEDROOM THREE:** Front double bedroom with fitted wardrobes, drawers and shelves, radiator and UPVC double glazed window.



**BATHROOM:** Comprising of bath, sink and WC, chrome towel radiator and UPVC double glazed window.

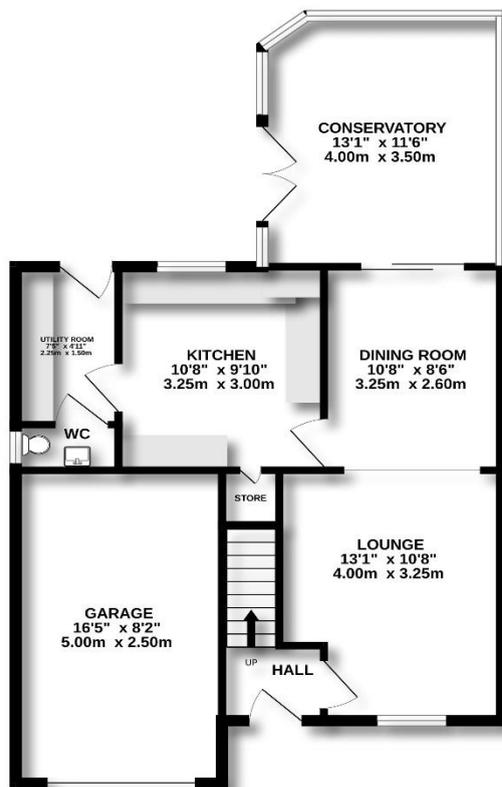


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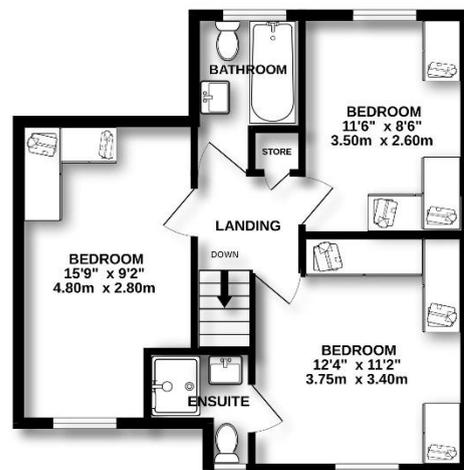


## Floor Plan

GROUND FLOOR



1ST FLOOR



# Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Address:  
 519 Middleton Road  
 Chadderton  
 OL9 9SH

Tel: 0161 626 0333  
 Email: [sales@schadderton.com](mailto:sales@schadderton.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.

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.