ALAN RYAN
ESTATES AND LETTINGS

Price £450,000

Irk Vale Drive, Chadderton

- Detached Family Home
- Four Double Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Master Bedroom With En Suite
- Beautifully Presented Throughout
- Ample Off Road Parking
- Generous Enclosed Rear Garden
- Popular Residential Area
- Viewings Are Highly Recommended

Alan Ryan Estates are delighted to present this beautifully presented four-bedroom detached family home, offering spacious and versatile living accommodation throughout, making it an perfect choice for modern family living.Situated on the popular Irk Vale development, the property is within easy access of excellent local schools and amenities, walking distance of Chadderton Park, public transport links including Mills Hill train station. Internal accommodation briefly comprises of entrance hall, lounge, dining room, modern fitted kitchen and downstairs WC all to the ground floor, whilst to the first floor are four generous bedrooms, master with ensuite and modern family bathroom.Externally to the front of the property is a small lawn garden, concrete imprint driveway providing ample off road parking leading to an attached garage gated side access. To the rear is a generous garden with concrete print patio, additional decked patio and lawn garden with trees and shrub borders. To appreciate the scale and quality of the property on offer, viewings are highly recommended.

INTERNAL ACCOMMODATION :

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

LOUNGE : A modern feature media wall with inset feature fire, radiator, laminate flooring and uPVC double glazed window to front elevation.

DINING ROOM : With laminate flooring,radiator and uPVC double glazed sliding doors leading to rear garden.

KITCHEN : With a modern range of wall and base units with under unit lighting and granite effect laminate work tops, integrated oven with four ring gas hob and extractor hood above, inset sink unit with mixer tap, fridge freezer, integrated dishwasher, tiled flooring, radiator, under stairs storage area, uPVC double glazed window and uPVC double glazed side entrance door.

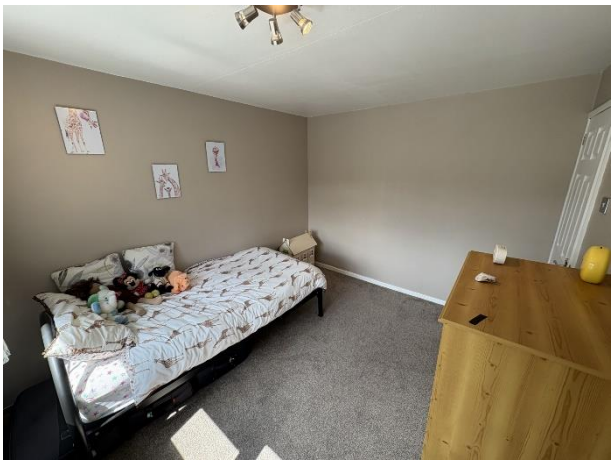
DOWNSTAIRS WC : A modern suite comprising of sink and WC, tiled flooring and uPVC double glazed window.

LANDING : With built in storage cupboard and loft access hatch.

BEDROOM ONE : A front double bedroom, with laminate flooring, wardrobe, radiator and uPVC double glazed window.

ENSUITE : With shower cubicle, vanity sink unit and WC,spotlight with extractor 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 radiator and uPVC double glazed window.

BEDROOM FOUR : A rear double bedroom with radiator and uPVC double glazed window.

BATHROOM : Comprising of bath with overhead rain shower, vanity sink unit and WC, towel radiator and uPVC double glazed window.

OUTSIDE : Externally to the front of the property is a small lawn garden, concrete imprint driveway providing ample off road parking leading to an attached garage gated side access. To the rear is a generous garden with concrete print patio, additional decked patio and lawn garden with trees and shrub borders.

Floorplan- To be added

Address:
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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.