ALAN RYAN
ESTATES AND LETTINGS

Price £575,000

2 Elderwood, Chadderton, Oldham, OL9 9TP

- *NO CHAIN*
- Extended Detached Property
- Six Bedrooms
- Good Size Lounge
- Open Plan Modern Dining Kitchen
- Substantial Family Living
- Generous Rear Garden
- Ample Off Road Parking
- Sought After Residential Area
- Viewings Are Highly Recommended

NO CHAIN AND THEREFORE VACANT POSSESSION ON COMPLETION

This beautifully presented modern, extended, six bedroom home, offers substantial family living with two of the bedrooms with ensuite facilities. The property has been designed and extended to provide light and spacious accommodation throughout, in addition to offering substantial internal living space, the property also offers ample off road parking and a generous size, enclosed low maintenance rear garden. Internal accommodation briefly comprises of entrance hall, downstairs WC, lounge, modern fully fitted dining kitchen, six bedrooms (two with ensuite facilities) and modern family bathroom. Externally, to the front of the property is a generous drive leading to an attached double garage with remote door, power and lighting whilst to the rear of the property is a beautifully presented low maintenance enclosed with paved patio, lawn garden, fixed Pergola with seating area, sleepers with flower and shrub boarders, external lighting and gated side access. The property further benefits from under floor heating in all downstairs tiled areas, uPVC double glazing and gas central heating and viewing the property is highly recommended.

INTERNAL ACCOMMODATION :

ENTRANCE HALL : Via a uPVC double glazed entrance door with tiled flooring, oak staircase leading to first floor and understairs storage cupboard.

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

LOUNGE : Feature fireplace and surround, radiator, uPVC double glazed window to front elevation and double wooden doors leading to open plan dining kitchen.

DINING KITCHEN : With tiled flooring, modern range of wall and base units with granite worktops, inset one and a half bowl stainless steel sink unit with Qooker tap and integrated waste disposal, five ring Neff induction hob with extractor hood above, integrated fridge freezer, integral oven, microwave and heating drawers, wine cooler, radiator, uPVC double glazed windows and uPVC double glazed double doors leading to rear garden.

UTILITY ROOM : Plumbed for washing machine and dryer, dishwasher, one and a half bowl stainless steel sink unit with mixer tap, waste disposal unit, spotlights to ceiling, tiled flooring, radiator, uPVC double glazed window, door leading to garage and uPVC double glazed door leading to rear garden.

LANDING : With loft access hatch leading to a boarded loft with loft ladders and built in storage cupboard.

LOFT : Boarded loft.

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

ENSUITE : With walk in shower, sink and WC, towel radiator, tiled flooring, spotlights to ceiling and uPVC double glazed window.

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

ENSUITE : Fully tiled walls and floor, shower cubicle, sink and WC, towel 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.

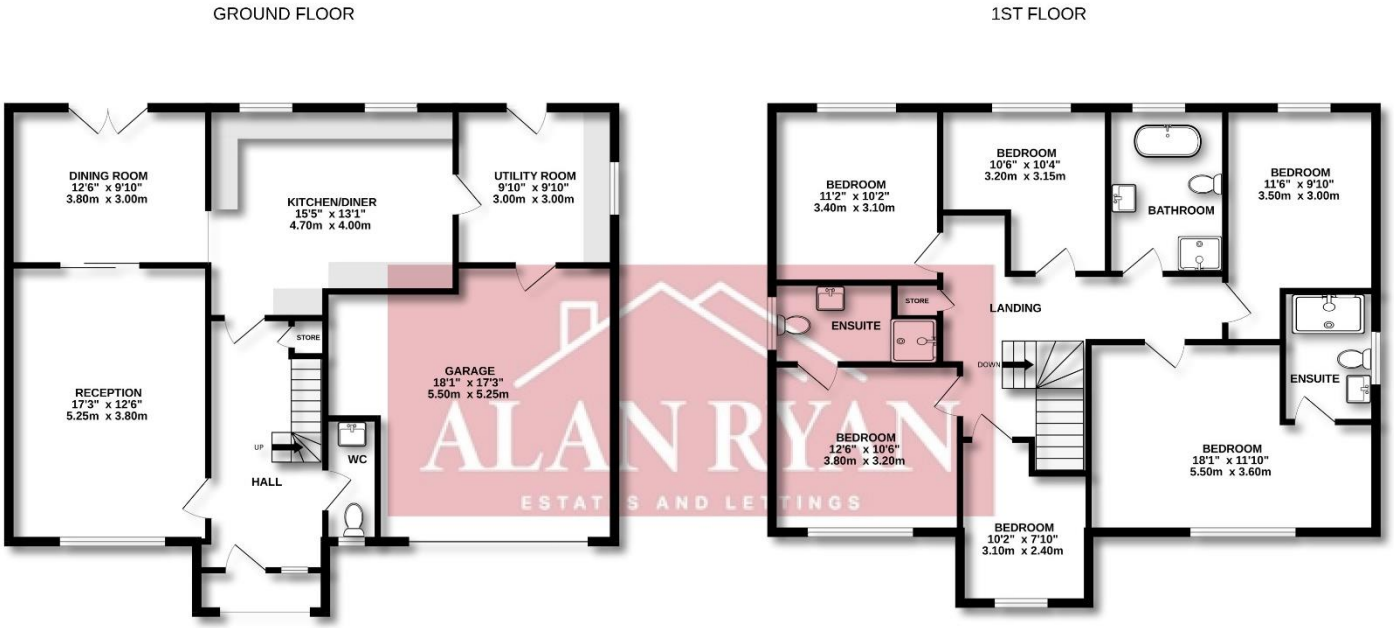
BEDROOM FIVE : A rear double bedroom with radiator and uPVC double glazed window.

BEDROOM SIX : A front single bedroom with radiator and uPVC double glazed window.

BATHROOM : A modern bathroom suite comprising of bath, shower cubicle, sink and WC, fully tiled walls and floor, spotlights to ceiling and uPVC double glazed window.

OUTSIDE : Externally to the front of the property is a generous drive leading to an attached double garage with remote door, power and lighting whilst to the rear of the property is a beautifully presented low maintenance enclosed with paved patio, lawn garden, fixed Pergola with seating area, sleepers with flower and shrub borders, external lighting and gated side access.

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.