



Offers In The Region Of £795,000

121 Chadderton Park Road, Oldham

- Detached Family Home
- Five Generous Bedrooms
- Four Stunning Reception Rooms
- Modern Fitted Kitchen
- Utility And Downstairs WC
- Modern Family Bathroom
- Master Bedroom With Ensuite
- Driveway With Detached Double Garage With Mezzanine Above
- Gardens To Side & Rear With Rear Additional Single Attached Garage
- Viewings Are Highly Recommended

Situated in an imposing, elevated position is this impressive extended, five bedroom detached family home which combines both high quality family living and original character features, offering substantial family living accommodation over three floors whilst retaining ample garden space outside. Internal accommodation briefly comprises of entrance porch, entrance hall, lounge, lounge room/office, orangery/dining room, modern fully fitted dining kitchen, utility and downstairs WC all to the ground floor, to the first floor are three bedrooms, master with en suite and large family bathroom, whilst to the second floor are two further double bedrooms. Externally to the front of the property is off road parking leading to a double detached garage with remote doors and Mezzanine above, landscaped garden with steps leading to the front of the property, whilst to the side is an upper level paved resin patio seating area, Astroturf lawn garden, storage unit, access to third single garage, water feature and pond with steps leading to two lower garden areas, one with a tiered garden area and additional seating and one with artificial grass and stunning views beyond. The property further benefits from high quality fittings, UPVC double glazing, gas central heating, fibre optic broadband and smart meter. In order to fully appreciate the space and quality on offer, a viewing is strongly recommended.

INTERNAL ACCOMMODATION:

ENTRANCE PORCH: Via a feature glazed wooden original entrance door with tiled flooring.



ENTRANCE HALL: Via a wooden original entrance door with feature stain glass, with side windows, original tiled flooring, radiator, UPVC double glazed window and stairs leading to first floor.



LOUNGE 13'11" (4.24m) x 13'11" (4.24m): Karndeian flooring, original cast iron fireplace with coal fire, built in storage cupboard, two radiators, ornate ceiling, feature turret window and UPVC double glazed windows.



LOUNGE ROOM/OFFICE 13'11" (4.24m) x 13'11" (4.24m): Kardean flooring, two radiators, built in cupboards, feature fish tank and UPVC double glazed window.



ORANGERY/DINING ROOM 19'2" (5.84m) x 13'1" (3.99m): Kardean flooring throughout.

Dining Area: With radiator, door to cellar and opening leading through to the orangery.



Orangery: With under floor heating, glass vaulted ceiling and UPVC French door leading to rear garden.



MODERN FITTED KITCHEN 15'9" (4.8m) x 11'6" (3.51m): High quality Housing Units kitchen with corian worktops and Neff appliances in the form of two integrated ovens, steamer and microwave, two warming drawers, four ring hob with extractor hood above and integrated dishwasher. Further features comprise of tiled flooring, central island with breakfast bar, wine cooler, cupboards, sink with mixer tap, Quooker hot tap, underfloor heating, spotlights to ceiling, two velux windows and bi-fold doors leading to garden area.



UTILITY ROOM: With wall and base units, circular stainless steel sink unit with mixer tap, tiled flooring, plumbed for washing machine and door leading to the downstairs WC.

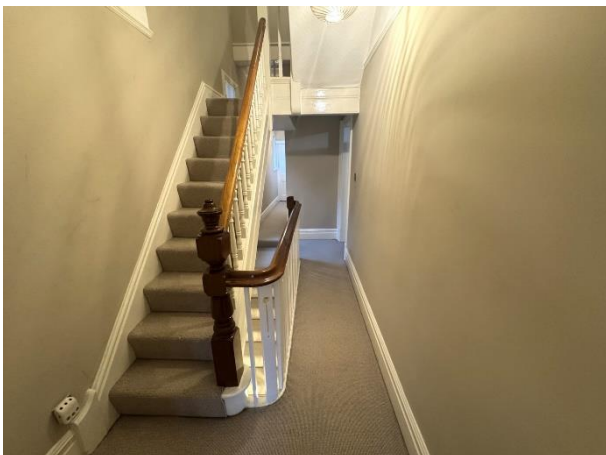


DOWNSTAIRS WC: Comprising of sink and WC, radiator, spotlights to ceiling and tiled flooring.

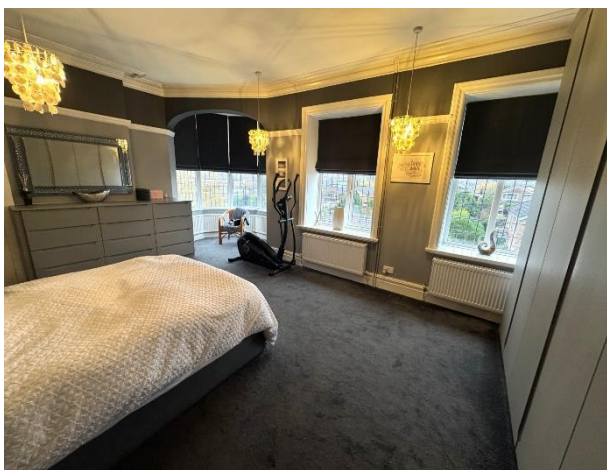


FIRST FLOOR:

LANDING: Two radiators and UPVC double glazed window.



BEDROOM ONE 19'0" (5.79m) x 14'5" (4.39m): Substantial double bedroom with two UPVC double glazed windows, feature UPVC double glazed turret window, built in wardrobes, modern fitted drawers and access to substantial ensuite.



ENSUITE: Under floor heating, walk in shower, vanity sink unit and WC, fully tiled walls and floor, fitted cupboards and spotlights to ceiling.



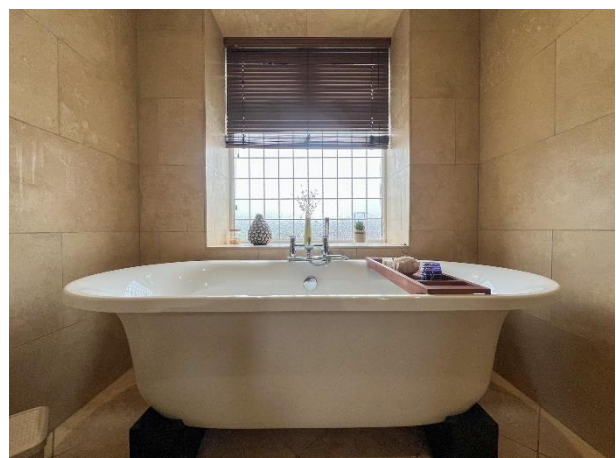
BEDROOM FOUR 13'1" (3.99m) x 12'2" (3.71m): Double bedroom with fitted wardrobes, built in cupboards, radiator and UPVC double glazed window.



BEDROOM FIVE 12'6" (3.81m) x 9'2" (2.79m): With fitted wardrobes and drawers, radiator, loft access hatch and UPVC double glazed window.



BATHROOM: Modern family bathroom with a free standing bath, shower cubicle, sink and WC, towel radiator, spotlights to ceiling, fully tiled walls and floor and UPVC double glazed window.





SECOND FLOOR:

BEDROOM TWO 14'9" (4.5m) x 11'10" (3.61m): A generous sized double bedroom with radiator and UPVC double glazed window.



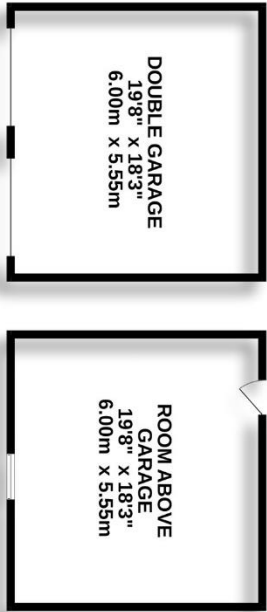
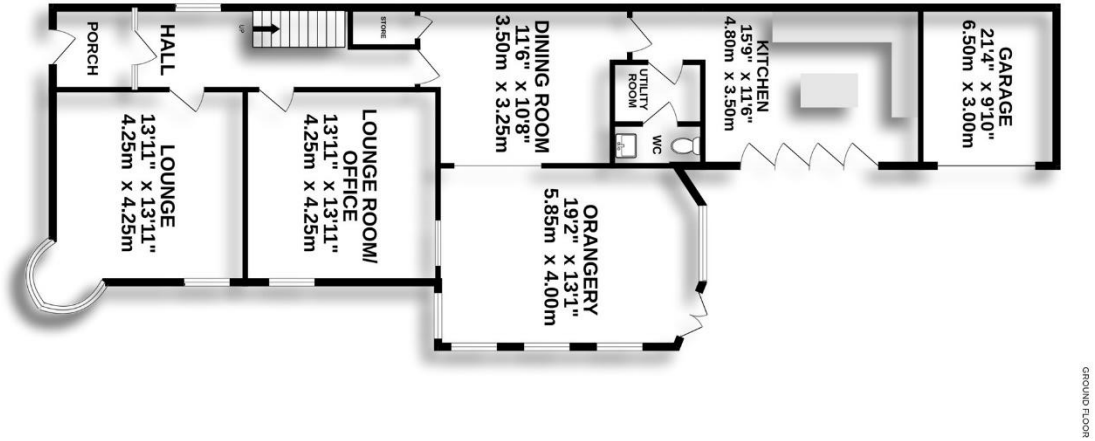
BEDROOM THREE 13'11" (4.24m) x 9'2" (2.79m): A double bedroom with wooden flooring, shelves, radiator and UPVC double glazed window.



OUTSIDE: Externally to the front of the property is off road parking leading to a double detached garage with remote doors and Mezzanine above, landscaped garden with steps leading to the front of the property, whilst to the side is an upper level paved resin patio seating area, Astroturf lawn garden, storage unit, access to a third single garage, water feature and pond with steps leading to two lower garden areas, one with a tiered garden area and additional seating and one with artificial grass and stunning views beyond.



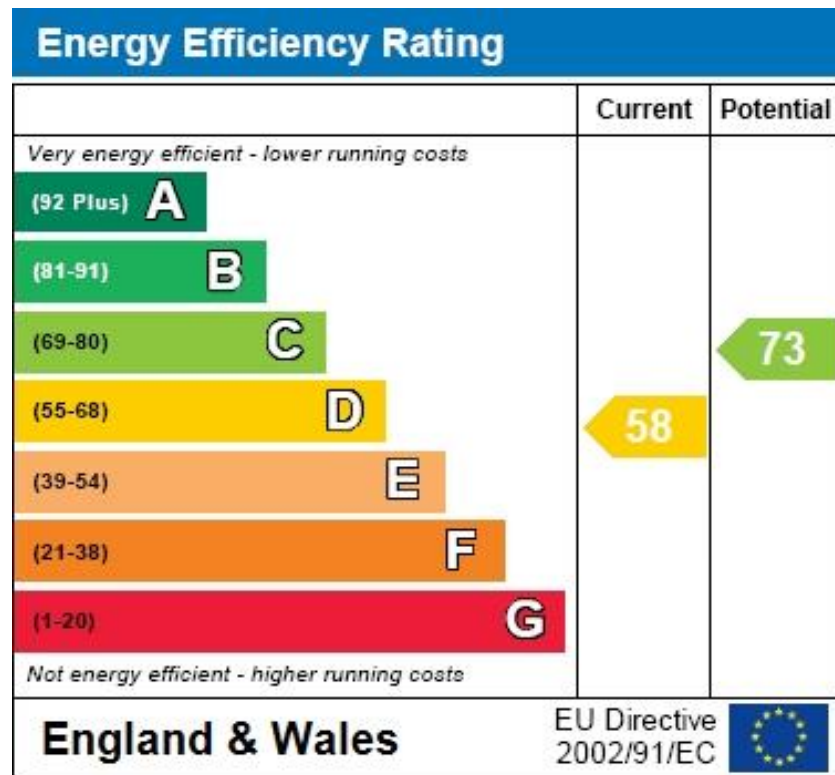




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.