

25 North Dene Park, Oldham, OL9 9JN

£275,000

A Wilson Estates are delighted to offer for sale this stunning semi-detached family home, set over three floors and providing spacious accommodation in true "turn-key" condition; this is a home that is sure to impress. Situated on a quiet cul-de-sac within the popular North Dene Park development in Chadderton, the property benefits from excellent transport links, including the M60 motorway just a short drive away.

As you approach the property, you are greeted by a neat front lawn and driveway parking. Step through the front door into a welcoming entrance hallway, with a handy WC just off and stairs rising to the first floor. The kitchen is located to the front of the home and has been thoughtfully designed by the current owners to maximise space, offering ample worktop space and storage. To the rear, the lounge is generous in size, with plenty of room for a dining table, and French doors opening out onto the rear garden.

To the first floor, there are two well proportioned double bedrooms along with a modern family bathroom.

Continuing up to the second floor, a small landing area provides useful additional storage space or could be utilised as a compact home office if required. The master

25 North Dene Park

Chadderton, Oldham, OL9 9JN

£275,000



Entrance Hallway

Herringbone flooring. Radiator. Stairs to first floor. Door to:

Kitchen

11'1" x 7'7" (3.39m x 2.30m)

Fitted with matching range of base and eyelevel units with coordinating worktops over. Built in electric oven with flooring electric hob and extractor over. Integrated fridge freezer. Integrated dishwasher. Plumbed for automatic washing machine. Built in microwave. Composite sink with mixer tap and drainer. Window to front elevation. Vertical designer radiator. Ceiling light and under counter lighting. Herringbone flooring.

Lounge

15'8" x 14'8" (4.78m x 4.47m)

Window to side elevation. Two windows to rear elevation with double doors leading out to rear garden. Two Radiators. Two ceiling lights. Access to under stairs storage cupboard.

WC

Fitted with WC and hand wash basin. Herringbone flooring. Radiator. Ceiling light. Extractor fan.

Stairs and Landing

Door to Storage cupboard. Doors to Bedrooms two and three and family bathroom. Window to side elevation.

Bedroom Two

9'5" x 14'8" (2.86m x 4.46m)

A generous double bedroom with fitted carpets, ceiling light, radiator, and two window windows to rear elevation overlooking garden.

Bedroom Three

14'3" x 8'00" (4.34m x 2.44m)

Window to front elevation. Ceiling light. Radiator.

Bathroom

Fitted with white three-piece suite comprising panel bath with mixer tap, hand wash basin, WC. Radiator. Ceiling light. Extractor fan. Window to front elevation.

Second Floor Landing

Skylight. Door to:

Master Bedroom

19'2" x 6'7" (5.85m x 2.01m)

Window to front elevation. Fitted wardrobes. Built in storage cupboards. Ceiling light. Radiator. Door to:

En-suite

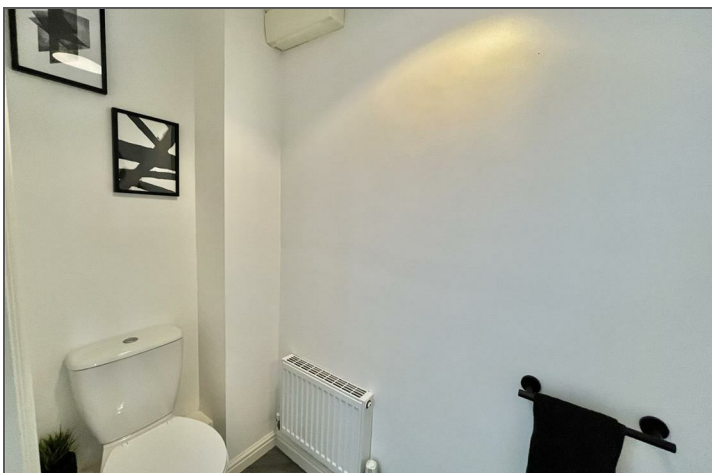
A modern ensuite shower room comprising of walk-in double shower enclosure, hand wash basin, and WC. Part tiled walls. Wall mounted heated towel rail. Ceiling light plus down light to shower area. Extractor fan.

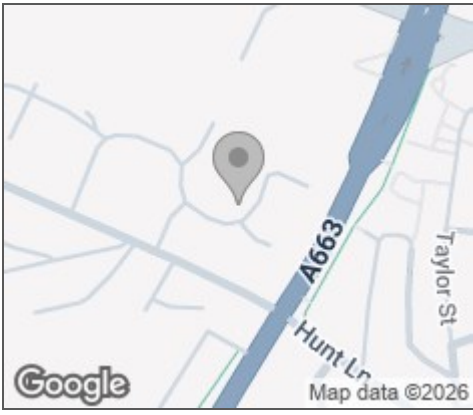
Outside and Gardens

Garden and driveway parking to front elevation. Low maintenance garden to rear.

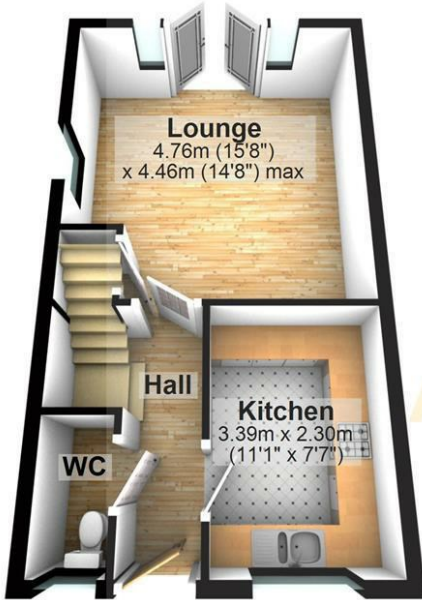
Additional Information

Tenure: Leasehold
EPC Rating: TBC
Council Tax Band: C





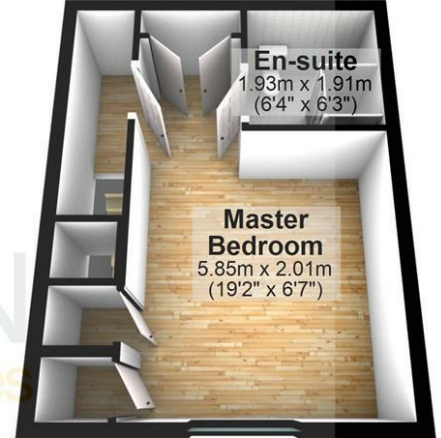
Ground Floor
Approx. 36.8 sq. metres (396.3 sq. feet)



First Floor
Approx. 37.1 sq. metres (399.4 sq. feet)



Second Floor
Approx. 26.1 sq. metres (280.8 sq. feet)



Total area: approx. 100.0 sq. metres (1076.5 sq. feet)

Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

Lettings 0161 303 9886 Sales 0161 303 0778 Email: info@awilsonestates.com www.awilsonestates.com