



Price £435,000

50 Cragg Road, Chadderton, Greater Manchester

- Semi Detached Property
- Four Bedrooms
- Modern Fitted Kitchen
- Two Reception Rooms
- Utility Room
- Master Bedroom With Ensuite
- Family Bathroom
- Enclosed Rear Garden
- Semi Rural Area
- Viewings Are Highly Recommended

Situated in a semi rural location is this stunning four bedroom extended semi-detached property which offers generous family living accommodation in the form of entrance hall, modern kitchen, two reception rooms, four bedrooms (master with en suite) and family bathroom. Externally to the front of the property is a paved driveway providing ample off road parking leading to rear garden. With block paved patio and tiled boarder, the generous, enclosed lawn garden offers stunning views beyond. The property is ideally situated for excellent local schools and amenities, local public walks and is just a short drive from Chadderton centre, Royton centre as well as the North West motorway network. This property benefits from gas central heating, UPVC double glazing with the potential further extensions subject to obtaining all relevant planning permissions. Viewing the property is highly recommended.

Entrance : Via a double glazed entrance door leading to entrance hall with tiled floor, radiator and stairs leading to first floor.



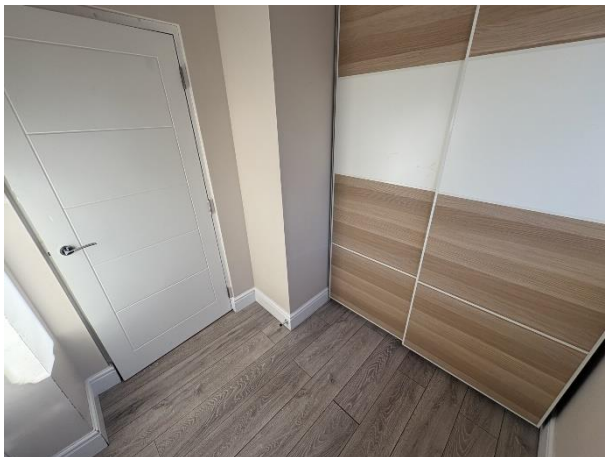
Utility Room : A good size front utility room with wall and base units, plumbed for washing machine and dryer, stainless steel sink unit with mixer tap, tiled splash backs, radiator, WC, and two UPVC double glazed windows.



Dining Room : Rear reception room with laminate flooring, double glazed windows to the side and rear, radiator and door to rear porch.



Rear Porch : With ample built in storage, laminate flooring, double glazed window to the rear and double glazed door to the rear



Lounge: Rear reception room with carpet, radiator, built storage and large bay window with open views beyond.



Kitchen : With a range of modern wall and base units, space for range cooker with extractor fan above, tiled splash backs, space fridge freezer, one and a half porcelain sink unit with mixer tap



First Floor:

Landing : Open area with radiator, loft access hatch with ladder, and double glazed window to the front.



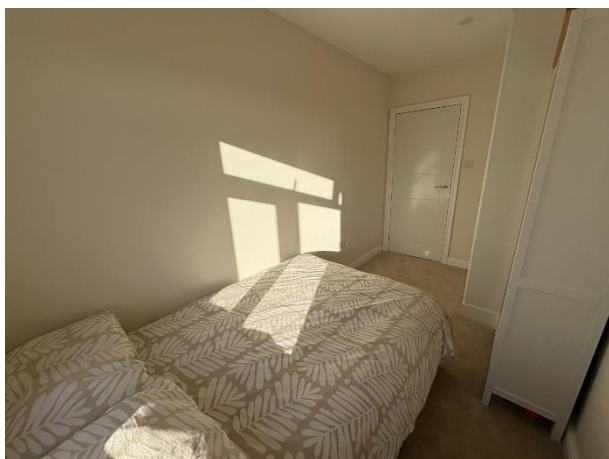
Master Bedroom: Rear bedroom with ample built in wardrobe space, radiator and double glazed window with countryside views.



En Suite : Modern suite comprising of walk in shower with shower off mixer tap, partially tiled walls, sink and WC, heated chrome towel rail and double glazed window to the front.



Bedroom Two : Second double bedroom with built in wardrobe, radiator and double glazed window.



Bedroom Three : Third double bedroom with built in cupboards, radiator and double glazed window to the rear.



Bedroom Four : Front single bedroom with, radiator and double glazed window.



Bathroom WC : Comprising of bath with overhead shower off mixer tap, sink and WC, heated chrome towel rail, tiled walls and double glazed window to the front.



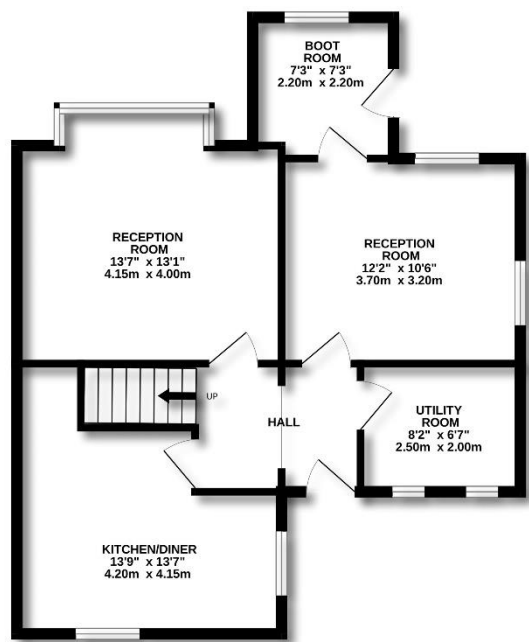
Outside: Externally to the front of the property is a paved driveway providing ample off road parking leading to side garden with lawn, paved pathway, shrubs and additional vegetable patch offering extra land, whilst to the rear of the property is a block paved patio and tiled boarder, the generous, enclosed lawn garden offers stunning views beyond.



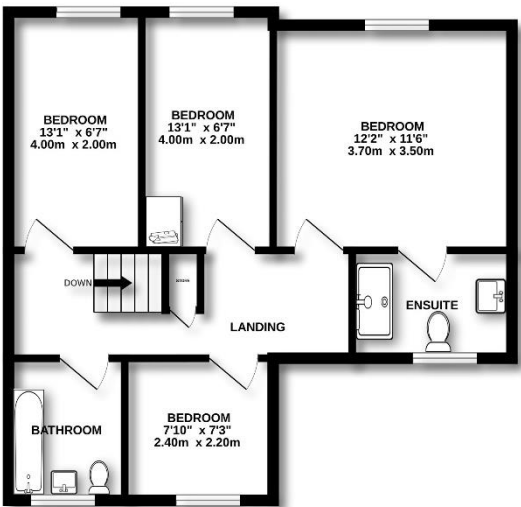


Floor Plan

GROUND FLOOR



1ST FLOOR



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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Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.

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Please contact the office before viewing the property.