





**Plot 1, Spring Fold, Broad Lane, Burnedge, OL16 4PR**

**£495,000**

 5  3  1



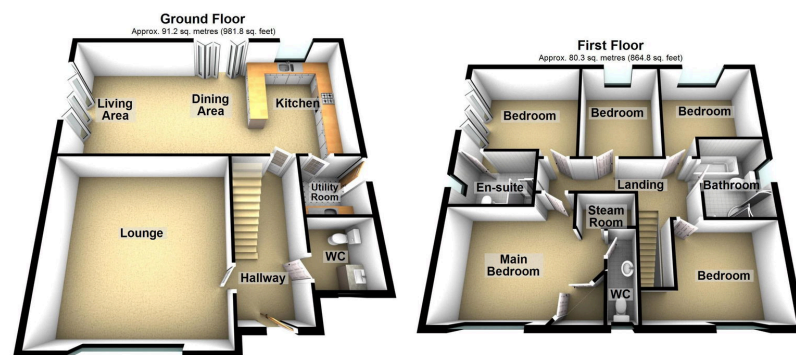
- Brand New Detached Home
- 5 Bedrooms
- 2 En Suite Bathrooms
- Over 1800 Sq Ft
- Small Select Development
- Large Kitchen/Dining/Living Room
- 10 Year New Build Warranty
- EPC: B



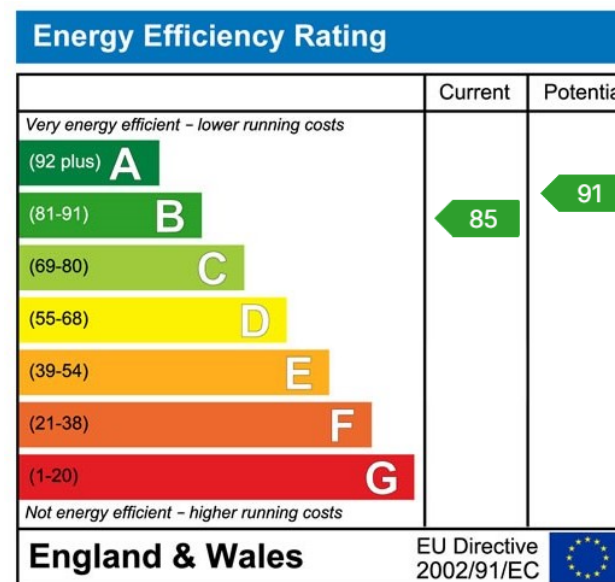




Located on Broad Lane, Burnedge, Spring Fold is an exclusive development of just 5 Brand New two storey detached homes, each individual in character and constructed from a mix of brick style enhanced with stone. Plot 1 is a 5 bedroom family detached home sitting on a larger than average plot and briefly comprises entrance hallway, WC, Lounge, Utility Room and stunning open plan kitchen/dining/family room with two sets of bi-fold doors leading to 2 separate entertaining areas. To the first floor there are two master bedrooms with En-suite, a family bathroom and 3 further double bedrooms. The master bedroom also has a steam room/sauna and built in wardrobe. Flooring is included throughout the house making the property ideal for those looking for a brand new home that is ready to move into. Externally there is driveway parking, an electric charging point, hard and soft landscaping, fencing and dry stone walling.



Total area: approx. 171.6 sq. metres (1846.6 sq. feet)



## Chadderton Office

509 Middleton Road,  
Chadderton, Oldham,  
OL9 9SH

chadderton@kirkham-property.co.uk  
t: 0161 626 5688