



Price £525,000

35 Ridgewood Avenue, Oldham

- NOT TO BE MISSED
- Substantial Detached Property
- Four Bedrooms
- Two Generous Reception Rooms
- Conservatory
- Modern Fitted Kitchen
- Stunning Rear Garden
- Ample Off Road Parking
- Situated On Firwood Park Development
- Viewings Are Highly Recommended

NOT TO BE MISSED Situated on a substantial plot is this beautifully presented, extended, four bedroom detached family home, offering generous internal living accommodation and further boasts generous off road parking and double garage with power and lighting, to the front of the property, and a substantial rear garden. The property is situated on the popular Firwood Park development, within easy access of excellent local schools and amenities, public transport links and a short drive from the Northwest network. Internal accommodation briefly comprises of entrance hall, downstairs WC, generous sized lounge, substantial dining room, modern fitted kitchen and conservatory all to the ground floor, whilst to the first floor is four bedrooms (master with en suite facilities) and modern family bathroom. To the rear is an extensive rear garden with a paved patio seating area to both sides, steps leading to additional patio area, large lawn garden with mature trees, shrubs and flower beds, providing a private and well maintained outdoor space, with power, lighting and water tap and gated side access. The property further benefits from uPVC double glazing, gas central heating and the potential for further extension, subject to obtaining all relevant planning permission. To appreciate the scale and quality of the property on offer, viewings are highly recommended.

INTERNAL ACCOMMODATION :

ENTRANCE HALL : Via a uPVC double glazed entrance door with radiator and stairs leading to first floor.



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



LOUNGE 15'5" (4.7m) x 14'9" (4.5m): A excellent sized reception room with feature gas fire and surround, radiator and uPVC double glazed sliding doors leading to conservatory.



DINING ROOM 13'11" (4.24m) x 9'2" (2.79m): A generous sized dining room with laminate flooring, radiator and uPVC double glazed window.



KITCHEN 18'1" (5.51m) x 10'6" (3.2m): A modern kitchen with a range of wall and base units, integrated double oven, four ring gas hob with extractor hood above, integrated fridge freezer, washing machine and dishwasher, built in storage cupboards, one and a half bowl stainless steel sink unit with Brita filter mixer tap, integrated microwave, breakfast bar, radiator, door leading to walk in pantry two uPVC double glazed windows and uPVC double glazed door leading to side elevation.



CONSERVATORY 16'5" (5m) x 14'9" (4.5m): A substantial conservatory of brick and uPVC construction with laminate flooring, radiator, uPVC insulated ceiling and uPVC double glazed French doors leading to rear garden.



LANDING : With built in storage cupboard and loft access hatch.

BEDROOM ONE 15'1" (4.6m) x 12'2" (3.71m): A front double bedroom with fitted wardrobes and drawers, window seat, radiator and uPVC double glazed window.



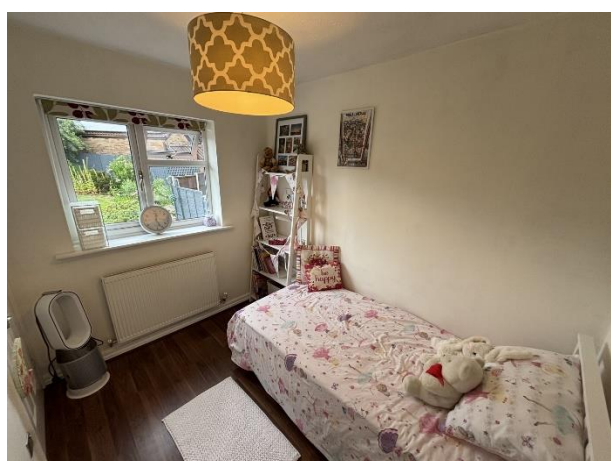
ENSUITE : With shower cubicle, sink and WC, towel radiator, uPVC ceiling with inset spotlights and uPVC double glazed window.



BEDROOM TWO 11'6" (3.51m) x 9'6" (2.9m): A rear double bedroom with fitted wardrobes and cupboards, radiator and uPVC double glazed window.



BEDROOM THREE 11'6" (3.51m) x 10'6" (3.2m): A front double bedroom with fitted wardrobes, laminate flooring, radiator and uPVC double glazed window.



BEDROOM FOUR 9'10" (3m) x 7'5" (2.26m): A rear single bedroom, with built in cupboards, laminate flooring, radiator and uPVC double glazed window.



BATHROOM : A modern bathroom suite comprising of bath with overhead rain shower, vanity sink unit and WC, towel radiator, spotlights to ceiling and uPVC double glazed window.

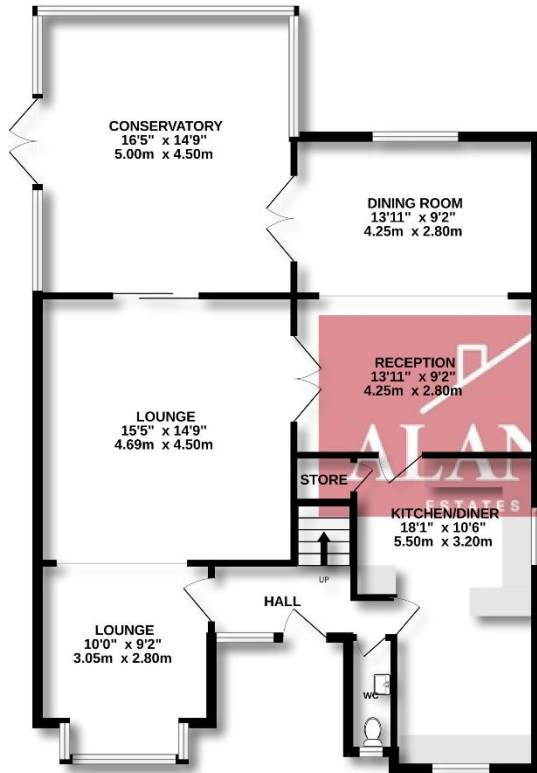


OUTSIDE : To the rear is an extensive rear garden with a paved patio seating area to both sides, steps leading to additional patio area, large lawn garden with mature trees, shrubs and flower beds, providing a private and well maintained outdoor space, with power, lighting and water tap and gated side access.

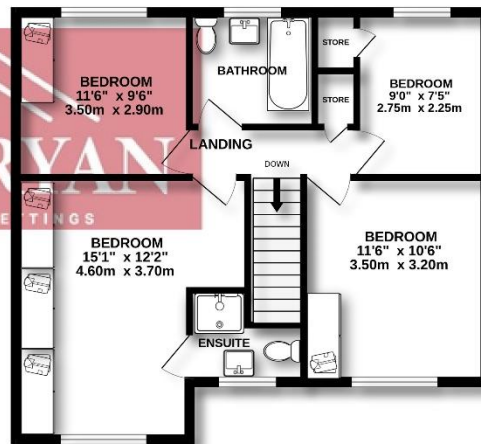


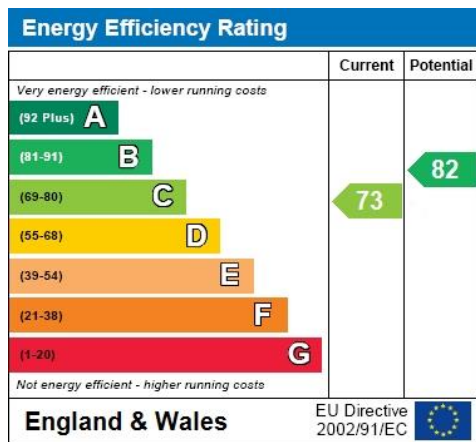


GROUND FLOOR



1ST FLOOR





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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.