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THE PROPERTY AGENTS





£340,000 Offers Over

565 Broadway, Chadderton, Oldham, OL9 8DW

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McDermott & Co are proud to present this beautifully presented three-bedroom detached family home, occupying a highly sought-after position on Broadway, Chadderton. Combining character, space and modern styling throughout, this attractive home offers versatile accommodation ideally suited to families, professionals and those seeking a property ready to move straight into.

The accommodation briefly comprises an impressive entrance vestibule and hallway, spacious lounge with feature multi-fuel stove, separate dining room currently utilised as a fourth bedroom, modern fitted kitchen, utility room, ground floor WC and a bright conservatory overlooking the rear garden. To the first floor are three well-proportioned bedrooms and a stunning contemporary four-piece family bathroom, all accessed from a characterful landing with feature leaded window.

A particular feature of the property is the excellent balance of living space, complemented by tasteful décor, period features and generous room proportions throughout. The home successfully combines traditional

Hallway
7'11 x 13'0 (2.41m x 3.96m)
A spacious and impressive entrance hallway accessed from the vestibule, featuring fitted carpeting, recessed spot lighting, decorative wall panelling and a striking staircase rising to the first floor. Benefiting from a radiator, understairs storage and glazed internal doors leading to the principal reception rooms, the hallway creates an excellent first impression of the home.

Beautifully presented throughout, the generous proportions and contemporary finish complement the high standard found across the property whilst providing a practical and welcoming entrance to the accommodation.

Lounge
16'6 x 15'0 (5.03m x 4.57m)
A spacious and characterful lounge featuring fitted carpeting, decorative ceiling beams and a striking multi-fuel stove set within an impressive exposed brick fireplace, creating a superb focal point to the room. Benefiting from a ceiling light fitting, wall lighting and radiators, the room offers ample space for a range of lounge furniture.

A wide opening leads through to the conservatory, allowing an abundance of natural light to flow throughout the space and creating an excellent layout for both everyday family living and entertaining. Beautifully proportioned throughout, this welcoming reception room combines character features with a comfortable and practical layout.

Dining Room
12'1 x 12'1 (3.68m x 3.68m)
A spacious and versatile dining room featuring a front-facing walk-in bay window allowing an abundance of natural light. Benefiting from fitted carpeting, decorative coving, ceiling light fitting and a radiator, the room provides ample space for a family dining table and chairs.

A particular feature is the attractive period-style fireplace with decorative surround, creating a focal point and enhancing the character of the room. Currently utilised as a fourth bedroom, the room demonstrates excellent flexibility and could equally serve as a formal dining room, sitting room, playroom or additional bedroom, depending on individual requirements.

Kitchen
7'10 x 16'2 (2.39m x 4.93m)
A modern fitted kitchen comprising a range of contemporary wall and base units complemented by contrasting work surfaces and subway-tiled splashbacks. Integrated appliances include an electric hob with extractor hood above and double oven, together with space for additional appliances.

Benefiting from wood-effect flooring, recessed spot lighting and a large rear-facing window overlooking the garden, the room enjoys an abundance of natural light throughout. Offering excellent storage and workspace, the kitchen provides a practical layout ideally suited to everyday family living.

Glazed doors provide access to the conservatory and entrance hallway, creating a seamless flow between the principal ground-floor accommodation. Beautifully presented throughout, this bright and contemporary kitchen combines style and functionality.

WC
3'3 x 7'3 (0.99m x 2.21m)
A stylish ground floor WC fitted with a contemporary vanity wash hand basin with storage beneath and a low-level WC. Complemented by full-height marble-effect wall tiling, contrasting mosaic feature tiling, recessed spot lighting and an extractor fan.

Finished to a high standard throughout, this modern cloakroom provides a practical facility for guests and serves the ground-floor accommodation.

Utility
7'11 x 9'9 (2.41m x 2.97m)
A useful and generously sized utility room fitted with a range of storage cupboards and solid wood-effect work surfaces, together with space and plumbing for both a washing machine and tumble dryer. Benefiting from wood-effect flooring, ceiling lighting, a radiator and a rear-facing door with glazed panel providing access to the outside.

Offering additional storage and workspace separate from the kitchen, the room provides access to the WC, garage and rear exterior, creating a highly practical area ideally suited to modern family living.

Conservatory
9'3 x 12'0 (2.82m x 3.66m)
A bright and spacious conservatory enjoying an abundance of natural light from surrounding uPVC double-glazed windows and a vaulted roof. Benefiting from wood-effect flooring, radiators and French doors opening onto the rear garden, the room provides an excellent additional reception space with pleasant views over the outdoor areas.

Open access leads directly through to the lounge, creating a sociable layout ideal for both everyday living and entertaining. Offering ample space for dining and seating, this versatile room can be enjoyed throughout the year and provides a seamless connection between the indoor and outdoor living spaces.

Stairs & Landing
A staircase with fitted carpeting rises from the entrance hallway to the first-floor landing, featuring attractive decorative wall panelling and painted balustrading. A striking arched feature window with coloured leaded detailing allows natural light to flood the stairwell, creating an attractive focal point and enhancing the character of the home.

Benefiting from fitted carpeting, ceiling lighting and a useful built-in storage cupboard, the landing provides access to all first-floor accommodation. Bright and well presented throughout, the space complements the character and style found across the property.

Bedroom One
12'0 x 11'7 (3.66m x 3.53m)
A spacious principal bedroom featuring a front-facing walk-in bay window allowing an abundance of natural light and enjoying a pleasant outlook. Benefiting from fitted carpeting, ceiling light fitting and a radiator, the room offers ample space for a king-size bed and additional bedroom furniture.

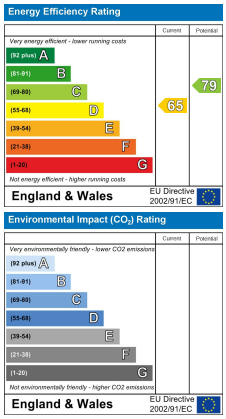
Beautifully presented throughout, this bright and well-proportioned bedroom enjoys generous proportions and creates an ideal principal bedroom, perfectly complementing the family accommodation on offer.

Bedroom Two
12'1 x 13'3 (3.68m x 4.04m)
A spacious double bedroom featuring a rear-facing window allowing plenty of natural light and enjoying a pleasant outlook over the rear garden. Benefiting from fitted carpeting, recessed spot lighting and a radiator, the room offers ample space for a double bed and additional bedroom furniture.

Beautifully presented throughout in neutral tones, this bright and comfortable bedroom provides excellent accommodation for family members or guests and enjoys generous proportions throughout.

Bedroom Three
8'0 x 7'11 (2.44m x 2.41m)
A well-proportioned bedroom featuring a front-facing bay window allowing plenty of natural light and enjoying a pleasant outlook. Benefiting from fitted carpeting, ceiling light fitting and a radiator, the room offers space for a bed and additional bedroom furniture.

Directions



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