



Offers Over £600,000

38 Birchwood, Chadderton, OL9 9UH

- Detached Substantial Property
- Four/Five Bedrooms
- Open Plan Lounge/Dining Room
- Modern Fitted Kitchen
- Utility Room & Office/Study
- Modern Family Bathroom
- Ample Off Road Parking
- Stunning Rear Garden
- Sought After Residential Area
- Viewings Are Highly Recommended

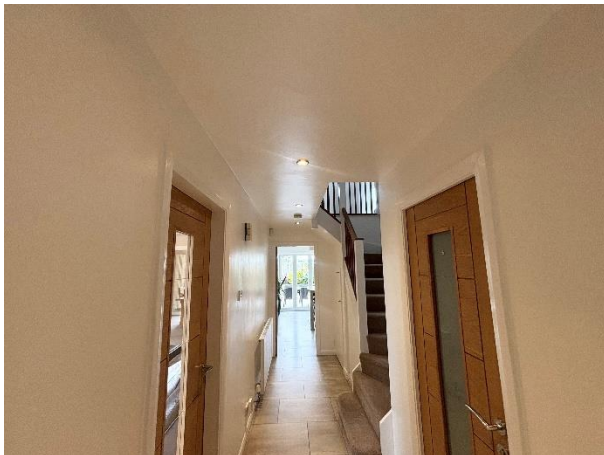
NO CHAIN AND THEREFORE VACANT POSSESSION ON COMPLETION

Alan Ryan Estates are pleased to bring to market this modern, versatile four/five double bedroomed (master with en suite and dressing room) detached property. The current owners have taken time when thoughtfully extending this beautiful family home to create spacious and bright family living accommodation throughout. In addition to providing excellent family living accommodation the property is situated on a generous plot which offers off road parking for up to six cars and a substantial well maintained garden with porcelain tiled patio area, central lawned garden with shrubs and tree borders, raised planting beds and enclosed fencing. Outdoor lighting to both front and rear. Internally, the property briefly comprises of four double bedrooms, open plan lounge/dining room, downstairs WC, modern fitted kitchen, office, utility room and modern family bathroom. The property is situated on the popular and desirable Firwood Park Development within easy access of excellent local schools and amenities, public transport links and a short drive from the Northwest motorway network and further benefits from uPVC double glazing throughout and gas central heating. Viewing is highly recommended, to appreciate the size and quality of the property available.

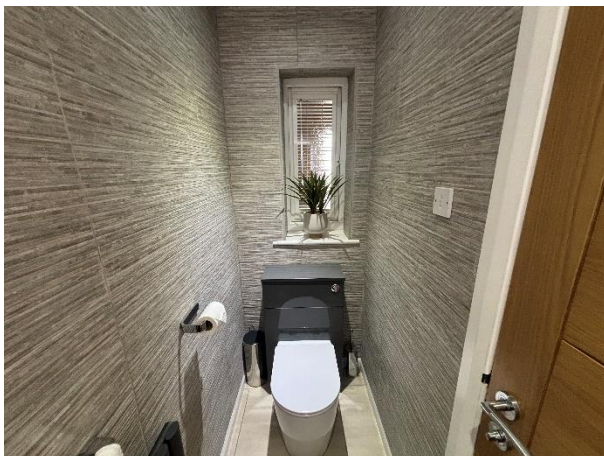
INTERNAL ACCOMMODATION :

ENTRANCE PORCH : Via a double glazed entrance door.

ENTRANCE HALL: Leading to open plan lounge, downstairs WC and kitchen, Karndean flooring, hidden storage for coats and shoes, modern designer radiator.



DOWNSTAIRS WC : A modern suite comprising of WC, vanity sink unit, backlit mirror, towel radiator, Karndean flooring, spotlights to ceiling and uPVC double glazed window.



OPEN PLAN LOUNGE/DINING ROOM : With feature media wall with inbuilt cupboards, inset feature fireplace, modern designer radiators and uPVC bifold double doors leading to rear garden.



UTILITY ROOM : With built in cupboards, stainless steel Franke sink unit and mixer tap, traditional clothes drying rack, towel radiator, plumbed for washing machine and dryer, Lino flooring, spotlights to ceiling, door leading to garage, uPVC double glazed window and uPVC double glazed door leading to rear garden.



KITCHEN : Comprising of a modern range of Siematic wall and base units with Corian worktops, moulded Corian sink unit with mixer tap, Quooker tap, two Neff integrated double ovens, integrated steam oven, microwave, Miele fridge, freezer and dishwasher, central island breakfast bar with Neff four ring induction hob with extractor fan above, spotlights to ceiling, two modern designer radiators, Karndean flooring and uPVC double glazed Bi-fold doors leading to rear garden.



OFFICE : With modern designer radiator, spotlights to ceiling and uPVC double glazed window.



LANDING : With spotlights to ceiling, illuminated skylight, loft access hatch with loft ladder.



MASTER BEDROOM : A front generous double bedroom with radiator, walk in dressing room, en suite and uPVC double glazed window.



DRESSING ROOM : With fitted wardrobes, radiator and uPVC double glazed window.



ENSUITE : With walk in shower with overhead rain shower, vanity sink unit and WC, fully tiled walls, towel radiator, porcelain flooring, spotlights to ceiling and uPVC double glazed window.



BEDROOM TWO : A rear generous double bedroom with fitted wardrobes, radiator and uPVC double glazed window.



BEDROOM THREE : A rear double bedroom with fitted wardrobes, radiator and uPVC double glazed window.



BEDROOM FOUR : A front double bedroom with fitted wardrobes, radiator and uPVC double glazed window.



BATHROOM : A modern bathroom suite comprising of vanity sink unit and WC, walk in shower with overhead rain shower, free standing substantial size bath, towel radiator, tiled walls, porcelain flooring, spotlights to ceiling and uPVC double glazed window.



OUTSIDE: Externally to the front of the property is a substantial driveway with space for up to six cars, leading to an attached garage with insulated remote controlled electric security door. To the rear is a generous and spacious rear garden with porcelain tiled patio area, central lawned garden with shrubs and tree borders, raised planting beds and enclosed fencing. Outdoor lighting to both front and rear.



Floorplan



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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Address:
519 Middleton Road
Chadderton
OL9 9SH

Tel: 0161 626 0333
Email: sales@schadderton.com

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.