



Price £850,000

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99 Chadderton Hall Road, Oldham, OL9 0QR

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- Detached Property
- Three Double Bedrooms
- Four Versatile Reception Rooms
- Bespoke Dining Kitchen
- Master Bedroom With Balcony
- Large Garage With Utility Provisions
- Gated Driveway
- Generous Lawn Garden
- Sought After Residential Area
- Viewings Are Highly Recommended

Rarely does a property of such calibre and distinction come to the market. Occupying its own beautifully maintained grounds, this detached home is situated in a sought after residential area of North Chadderton, within easy access of excellent local schools and amenities. Offering generous family living accommodation, the property boasts three spacious double bedrooms, two of which with en suite facilities, together with four elegantly appointed reception rooms providing versatile living spaces in addition to a bespoke dining kitchen. Externally to the front of the property are double wrought-iron gates, leading to a block paved patio and driveway area, providing off-road parking for up to six cars, leading to an attached large garage which has power and lighting, wall and base units and is plumbed for washing machine. To the rear of the property is a generous lawn garden with patio area, surrounding trees and shrub borders. The property further benefits from traditional hardwood double glazing and gas central heating. To appreciate the scale and quality of this substantial property, viewings are highly recommended.

#### INTERNAL ACCOMMODATION :

**ENTRANCE HALL :** Via a UPVC double glazed entrance door, with Amtico flooring, two radiators, stairs leading to first floor and double solid oak doors leading to lounge.



**LOUNGE :** Amtico flooring, radiator, two traditional hardwood double glazed floor to ceiling windows and traditional hardwood double glazed French doors leading to rear garden.





DINING ROOM : Amtico flooring, radiator, double wooden doors and traditional hardwood double glazed window to the front.



SITTING ROOM/SECOND LOUNGE : Amtico flooring, feature fireplace and surround, traditional hardwood double glazed window to front elevation.



KITCHEN : Amtico flooring, bespoke high quality integrated appliances, one and a half bowl sink unit with mixer tap, breakfast bar, two traditional hardwood double glazed windows to side and rear and traditional hardwood double glazed French doors leading to rear garden.





DINING AREA : Amtico flooring, radiator, traditional hardwood oak French doors leading to entrance hall.



BEDROOM TWO : Amtico flooring, modern fitted wardrobes, radiator, traditional hardwood double glazed French doors with side windows leading to rear garden.



ENSUITE : Modern en-suite comprising of walk-in shower, sink and WC, towel radiator, spotlights to ceiling and traditional hardwood double glazed window.



DOWNSTAIRS WC: WC, vanity sink and unit, tiled walls and floor radiator and traditional hardwood double glazed window.



FIRST FLOOR :

LANDING : Radiator, traditional hardwood double glazed window and Velux window.



BEDROOM ONE : Substantial double bedroom with Velux windows, modern fitted wardrobes and dressing table, spotlights to ceiling, radiator, under eaves storage and traditional hardwood double glazed French doors leading to balcony with stunning onward views.







ENSUITE : Comprising of bath, vanity sink and WC, tiled walls and floor, velux windows and traditional hardwood double glazed window.



BEDROOM THREE : Double bedroom with two Velux windows, modern fitted wardrobes and drawers, radiator, under eaves storage and spotlights to ceiling.



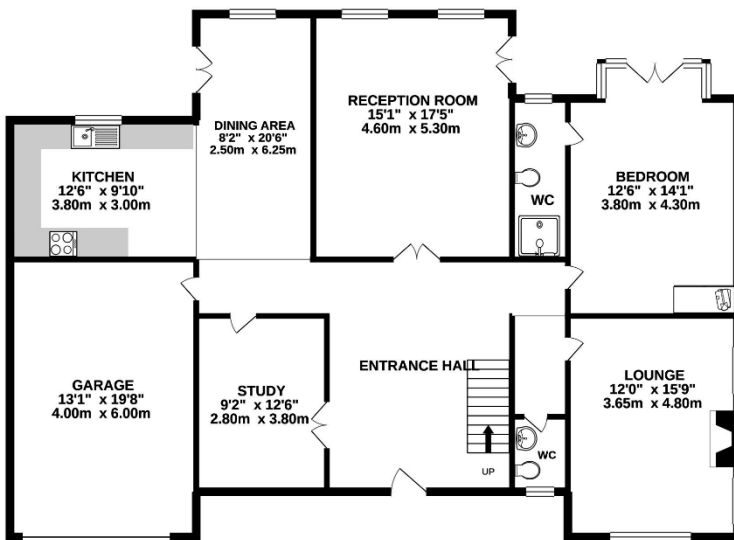
OUTSIDE: Externally to the front of the property are double wrought-iron gates, leading to a block paved patio and driveway area, providing off-road parking for up to six cars, leading to an attached large garage which has power and lighting, wall and base units and is plumbed for washing machine. To the rear of the property is a generous lawn garden with patio area, surrounding trees and shrub borders.



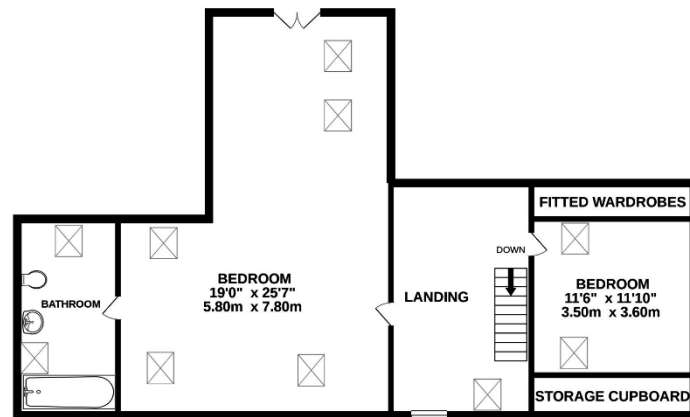
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# 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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**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.