

# HUNTERS®

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## Packwood Chase

Chadderton, Oldham, OL9 0PG

Price £499,995



- IMMACULATELY PRESENTED DETACHED
- 4 BEDROOMS
- GAS CENTRAL HEATING
- DOUBLE GARAGE AND DRIVE
- CUL-DE-SAC LOCATION

- LARGE FAMILY KITCHEN/LIVING SPACE
- EN SUITE SHOWER ROOM
- UPVC DOUBLE GLAZING
- ENCLOSED REAR GARDEN
- EPC RATING C

Tel: 0161 669 4833

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Price £499,995



Nestled in the desirable Packwood Chase development in Chadderton, Oldham, this immaculate detached house offers a perfect blend of comfort and modern living. Spanning an impressive 1,024 square feet, the property boasts four well-proportioned bedrooms and two stylish shower rooms, making it an ideal family home.

Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The heart of the home is undoubtedly the extended open-plan family kitchen and living area, which has been thoughtfully designed to create a warm and welcoming atmosphere. This expansive space seamlessly flows into the rear garden, perfect for enjoying sunny days and outdoor gatherings.

The property is maintained to a high standard, featuring quality fittings throughout that enhance its appeal. Additionally, the ground floor includes a convenient guest WC and an office space, catering to the needs of modern family life.

Parking is a breeze with space for up to five vehicles, ensuring that you and your guests will never be short of room. The location is particularly advantageous, being close to local amenities and providing easy access to transport links.

This home is not just a property; it is a lifestyle choice in a popular area that combines tranquillity with convenience. Whether you are looking to entertain, work from home, or simply enjoy family life, this house is a splendid opportunity not to be missed.

### Entrance Hallway

Upvc entrance door, radiator, stairs leading to first floor landing.

### Guest WC.

Low level wc and wash hand basin. Wall and floor tiles, radiator, extractor fan.

### Lounge

15'1" x 12'1" (4.6m x 3.7m)

Fire with feature surround, 2 x Upvc double glazed window, radiator.

### Office / Play Room

8'2" x 7'2" (2.5m x 2.2m)

Upvc double glazed window, radiator.

### Family Kitchen Diner

26'10" x 22'7" (8.2m x 6.9m)

Large open plan space which has been designed to make this space usable for all the family as well as a great space for entertaining. The kitchen area has fitted with a range of units including island with Breakfast bar. Integrated Neff appliances include electric oven, microwave, fridge freezer, dishwasher and wine fridge, the island houses a 5 ring electric hob with extractor fan above. Underfloor heating, tiled floor, 4 velux roof windows, Upvc double glazed window to the side and luxury German Schuco sliding doors with three tracks that allows for various configurations that can allow 2/3 of the space to be opened up

### Utility Room

Wall and base units with work top and stainless steel sink. Plumbing for washing machine and space for tumble dryer.

### Bedroom 1

16'4" 11'9" (5.0m 3.6m)

Upvc double glazed windows, radiator, fitted wardrobes.

### En Suite

10'5" x 4'11" (3.2m x 1.5m)

Walk in shower with wall mounted controls and ceiling mounted shower head, vanity wash hand

basin and low level wc. Underfloor heating, Upvc double glazed window and extractor fan.

### Bedroom 2

12'9" x 8'6" (3.9m x 2.6m)

Upvc double glazed window, radiator.

### Bedroom 3

9'10" x 9'6".m (3.0m x 2.9.m)

Upvc double glazed window, radiator.

### Bedroom 4

9'10" x 7'10" (3.0m x 2.4m)

Upvc double glazed window, radiator.

### Shower Room

7'6" x 6'2" (2.3m x 1.9m)

Walk in shower with wall mounted controls and ceiling mounted shower head, vanity wash hand basin and low level wc. Radiator, wall and floor tiles, Heated towel rail, Upvc double glazed window.

### Detached Double Garage

17'3"10" x 17'0" (5.3m x 5.2m)

Up and over door to the front, pedestrian door to side. Power and lighting.

### Externally

Driveway to the front for off road parking along with double garage, gardens to 3 side with the rear having a flagged patio and lawn which is ideal for both relaxing or entertaining.

### Material Information - Oldham

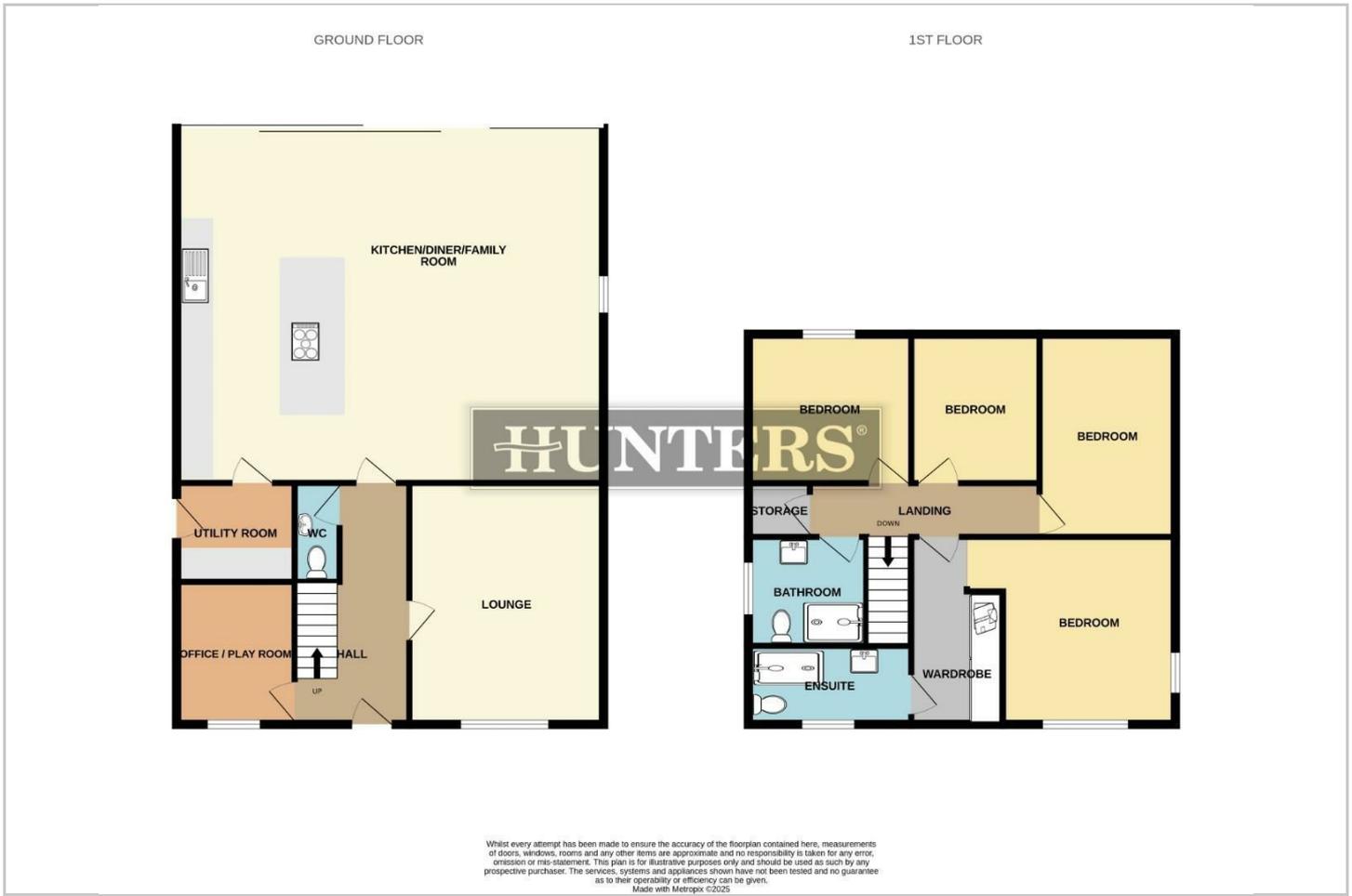
Tenure Type; Freehold

Leasehold Years remaining on lease; 962

Leasehold Ground Rent Amount; £100

Council Tax Banding; F

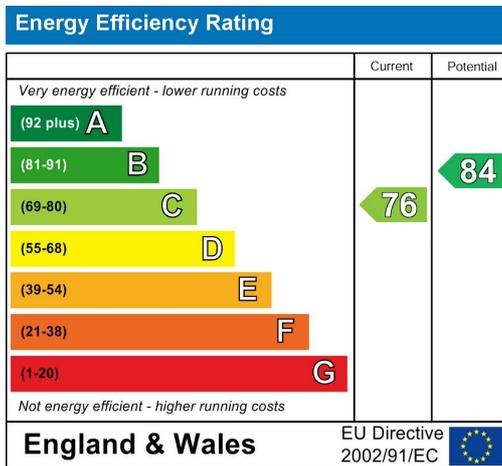
# Floorplan







## Energy Efficiency Graph

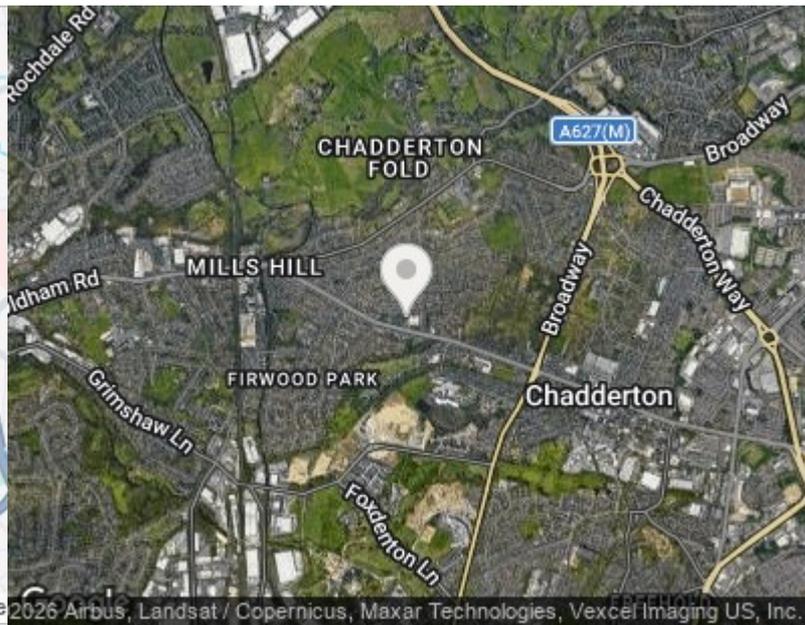
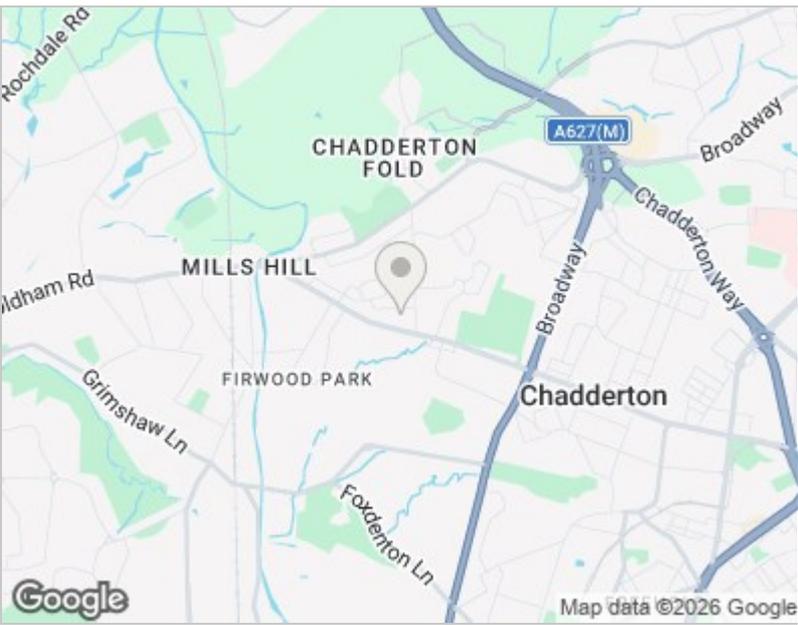


## Viewing

Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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