

ALISTAIR STEVENS

CHADDERTON



Offers Over £400,000

2 Oakwood, Chadderton, Firwood Park, OL9 9TT

- ***NO CHAIN***
- Detached Property
- Four Bedrooms (One With En Suite)
- Two Reception Rooms
- Modern Kitchen
- Family Bathroom
- Utility Room
- Gardens To Three Sides
- Driveway & Integral Garage
- Viewing Is Highly Recommended

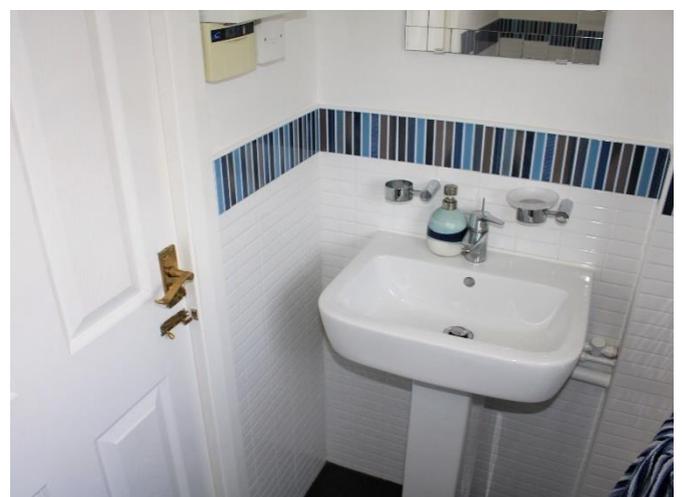
NO CHAIN This attractive spacious detached family home occupies a generous corner plot which has well maintained living accommodation that comprises briefly of entrance hall, ground floor WC, lounge, dining room, modern fitted kitchen with integral appliances, utility room, to the first floor there is are four generous bedrooms, one with en suite and WC facilities additional to a family bathroom with shower. Outside there is a private enclosed garden area to the rear with driveway leading to single attached garage with further garden area extending to the side. This fine home benefits further from the installation of gas fired central heating and double glazed windows throughout and is situated on the popular Firwood park development in a cul-de-sac location with easy access to well regarded local schools and amenities, public transport links, Chadderton centre and the Northwest motorway network are just a short drive away. In order to fully appreciate this property a viewing is highly recommended.

Internal Accommodation :

Entrance : Double glazed front door opening into the entrance hall with central heating radiator, tiled floor and staircase leading to the first floor.



Ground Floor WC : Two piece suite with central heating radiator, splash back tiling, tiled floor and double glazed window to the front.



Lounge : 16'5" x 12'6" Spacious reception room with solid wood floor covering, central heating radiator, coving and double glazed window.



Dining Room : 10'8" x 9'10" Solid wood floor coverings, central heating radiator, coving and double glazed French doors to the rear.



Modern Kitchen : 16'5" x 8'6" Fitted with a range of modern wall and base units, integral oven, hob and extractor hood, integral fridge freezer, dishwasher, stainless steel sink unit with mixer tap, plumbed for automatic washing machine, central heating radiator, splash back tiling, double glazed window to the rear and door to the side leading to utility room.

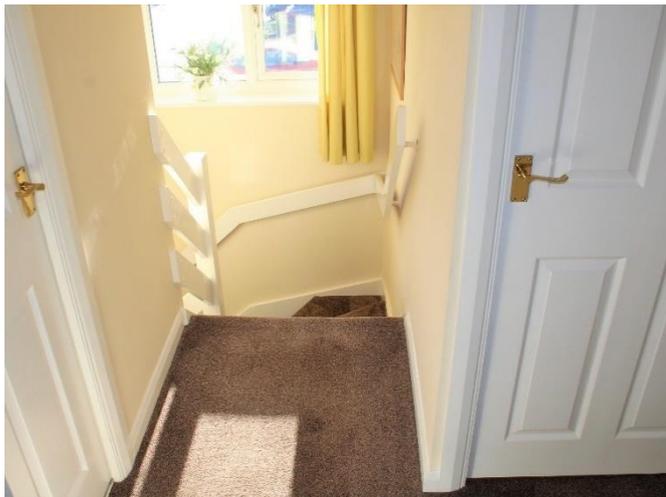


Utility Room : 8'6" x 4'11" Plumbed for automatic washing machine, built in storage cupboard, central heating radiator, double glazed window and door to the rear.



First Floor :

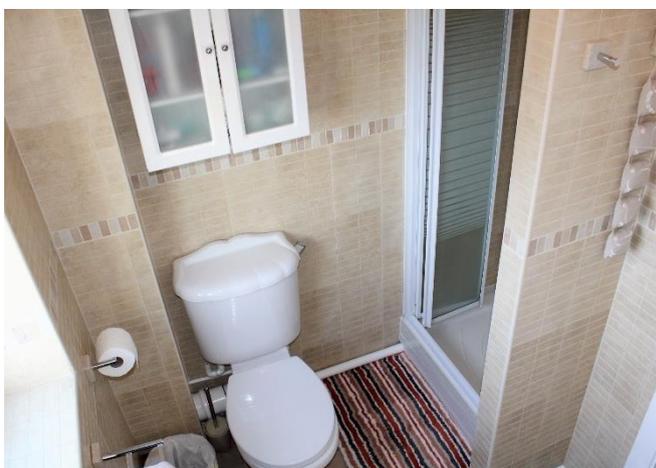
Landing:



Bedroom One : 12'4" x 9'10" With built in wardrobes, and bedroom furniture, central heating radiator, double glazed window to the front.



En Suite Shower/WC : Two piece suite with built in shower cubicle, fully tiled walls, central heating radiator, extractor fan, storage cupboard and double glazed window to the front.



Bedroom Two: 9'10" x 9'4" Central heating radiator and double glazed window to the rear.



Bedroom Three : 9'10" x 7'3" Central heating radiator and double glazed window to the rear.



Bedroom Four : 7'7" x 6'7" Central heating radiator and double glazed window to the rear.



Family Bathroom : Three piece suite, built in shower cubicle, fully tiled walls, heated chrome towel rail, extractor fan and double glazed window to the side.

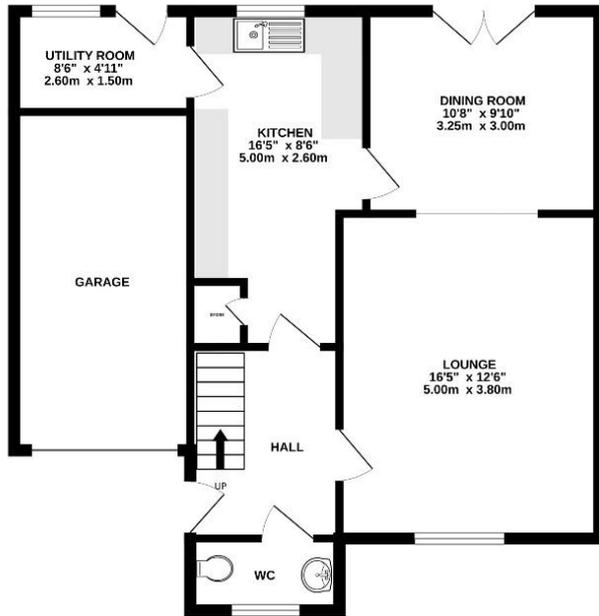


Outside Externally, to the rear is a private enclosed garden with patio, lawn, flower borders, shrubs and boundary fencing whilst to the front is pressed concrete cobble effect driveway and hardstanding providing off road parking facilities leading to a single garage and garden extending to the side with lawn, flower borders and shrubs.

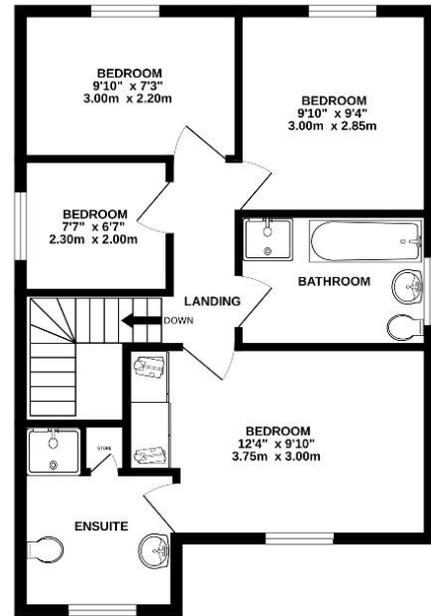


Floor Plan

GROUND FLOOR

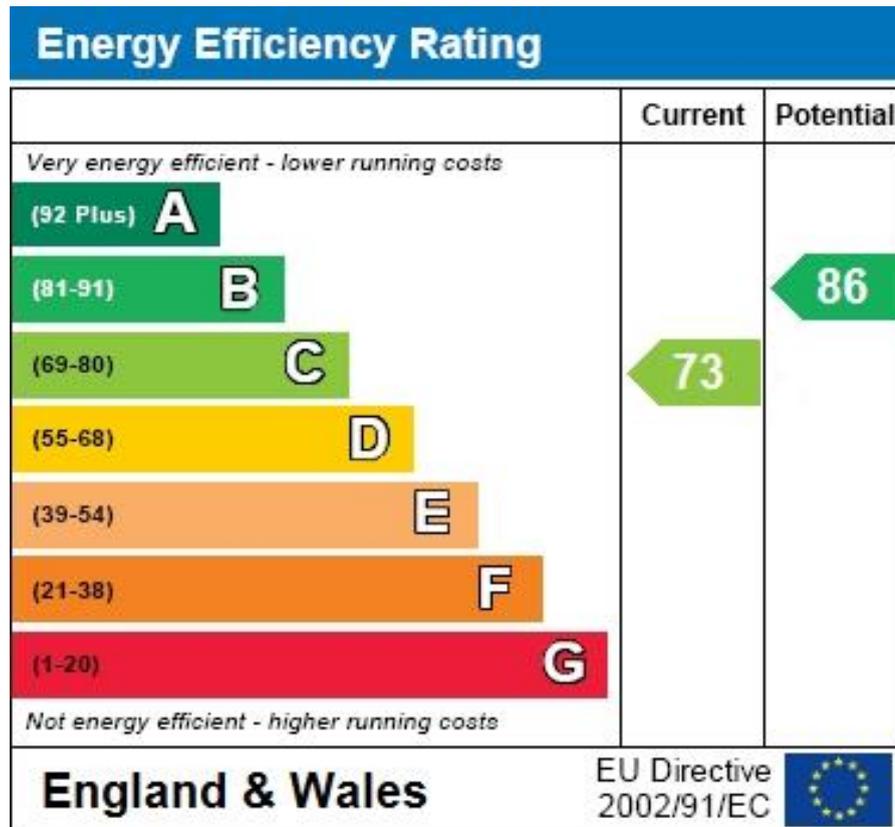


1ST FLOOR



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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Please contact the office before viewing the property.