

ALISTAIR STEVENS

CHADDERTON



Price £459,950

45 Amberwood, Oldham, OL9 9SG

- NO CHAIN
- Extended Detached Property
- Five Bedrooms (Two with En-Suite)
- Three Reception Rooms
- Large Kitchen Diner
- Conservatory
- Family Bathroom WC
- Ample Off-Road Parking
- Popular & Convenient Location
- Viewing Highly Recommended

*****NO CHAIN THEREFORE VACANT POSSESSION ON COMPLETION***** This extremely spacious five bedroomed detached family home has living accommodation that comprises briefly of entrance hall, WC, lounge, dining room, kitchen/breakfast room, sitting room, utility room and conservatory all to the ground floor, whilst to the first floor there are two bedrooms both with en-suites, three further bedrooms and family bathroom WC. The property is situated in a popular and convenient residential area on the Firwood Park estate in a cul de sac within easy access of excellent local schools and amenities, public transport links and a short drive from the Northwest Motorway network. Outside there is an enclosed garden area to the rear and a further garden with hard standing providing off-road parking facilities for several vehicles. The property further benefits from the instillation of gas fired central heating and double-glazed windows throughout and viewing is highly recommended.

INTERNAL ACCOMMODATION :

ENTRANCE HALL : Via a UPVC double glazed front door opening into the entrance hall with tiled flooring, radiator and stairs leading to the first floor.

WC : With two-piece including vanity sink unit, heated chrome towel rail, splashback tiling and UPVC double glazed window.



DINING ROOM 18'4" (5.59m) x 9'2" (2.79m): Spacious reception room with radiator and UPVC double glazed window.



LOUNGE 16'5" (5m) x 12'6" (3.81m): Second reception room with radiator, coving, ceiling rose and UPVC double glazed windows to the front and side.



KITCHEN/BREAKFAST ROOM (9'10" X 8'10") 10'6" (3.2m) x 9'10" (3m): Fitted with a range of wall and base units, granite work surfaces, integral double oven, five ring hob, sink unit with mixer taps, tiled floor, granite splashback, UPVC double glazed window and opening leading to the sitting room.



UTILITY/STORAGE ROOM (9'10" X 8'2") 9'10" (3m) x 5'3" (1.6m): With light and power, plumbed for washing machine, stainless steel sink unit with mixer tap, built in storage cupboard, splashback tiling, UPVC double glazed window and UPVC double glazed door leading through to the conservatory.



SITTING ROOM 12'6" (3.81m) x 10'6" (3.2m): With radiator, UPVC double glazed window and opening leading through to the conservatory.



CONSERVATORY 12'6" (3.81m) x 12'6" (3.81m): With light and power supply, UPVC double glazed window, two UPVC double glazed Velux windows and UPVC double glazed patio doors leading to the rear.



FIRST FLOOR :

LANDING :

BEDROOM ONE 11'10" (3.61m) x 9'10" (3m): A front double bedroom with radiator and UPVC double glazed window.



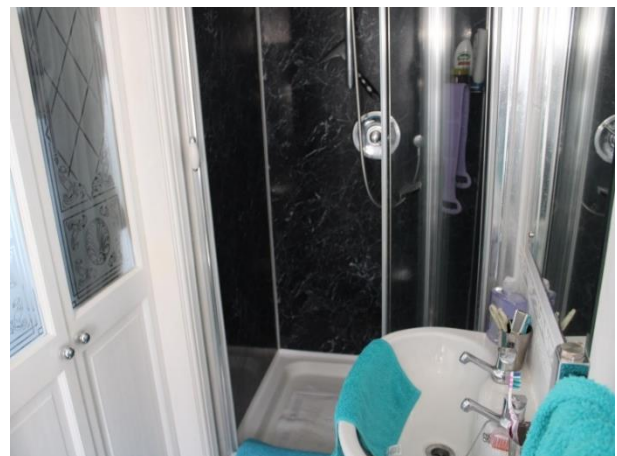
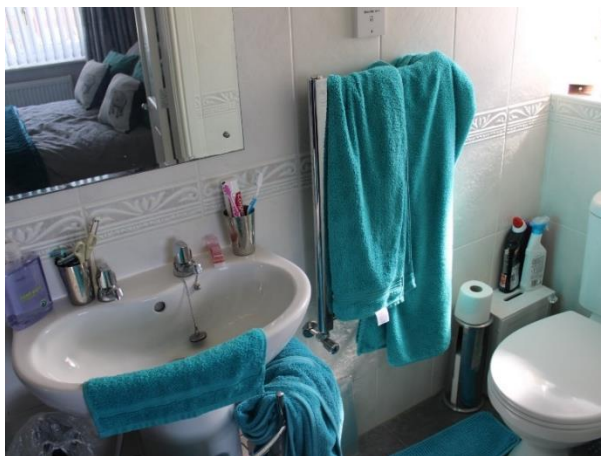
EN-SUITE : Comprising of two piece suite, shower cubicle with wall mounted shower, tiled walls and laminate splashback, panel ceiling with sunken spotlighting, heated chrome towel rail and UPVC double glazed window.



BEDROOM TWO 13'1" (3.99m) x 11'10" (3.61m): A rear double bedroom with built in wardrobes, radiator, entrance to loft and UPVC double glazed window.



EN-SUITE : Comprising of two piece suite, shower cubicle with wall mounted shower, tiled walls and laminate splashback, heated chrome towel rail, panel ceiling with sunken spotlighting and UPVC double glazed window.



BEDROOM THREE 16'5" (5m) x 9'2" (2.79m): A front generous third bedroom with radiator and UPVC double glazed window.



BEDROOM FOUR 15'1" (4.6m) x 9'4" (2.84m): A rear bedroom with radiator, and UPVC double glazed window.



BEDROOM FIVE 9'11" (3.02m) x 8'7" (2.62m): A rear bedroom with radiator and UPVC double glazed window.



FAMILY BATHROOM : Comprising of three piece suite including vanity sink and storage cupboard, large oval soaker tub, shower mixer taps, fully tiled walls and flooring, panel ceiling with sunken spotlights, heated chrome towel rail and UPV double glazed window.

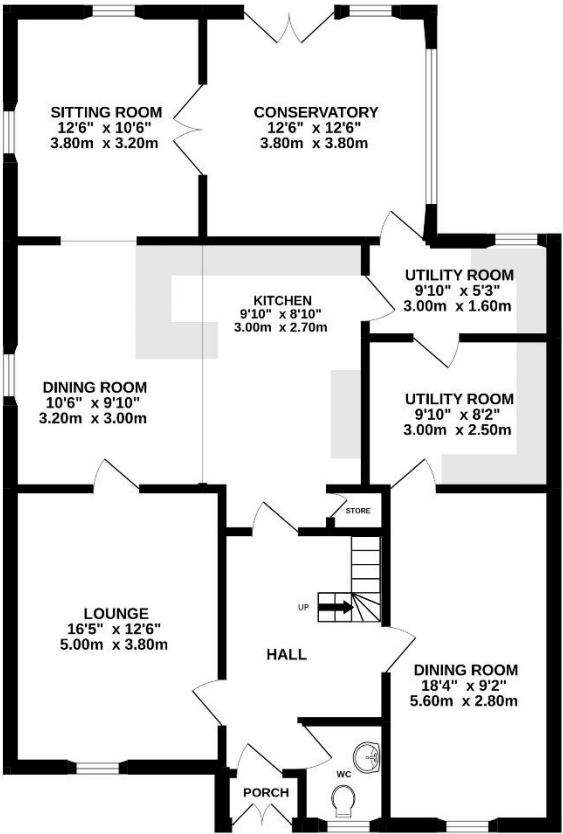


OUTSIDE : Externally to the front of the property is a driveway with a hard standing area providing off-road parking for several vehicles, whilst to the rear of the property is an enclosed garden with sunny aspect with patio, shrubs, flower borders, lawn and boundary walls.

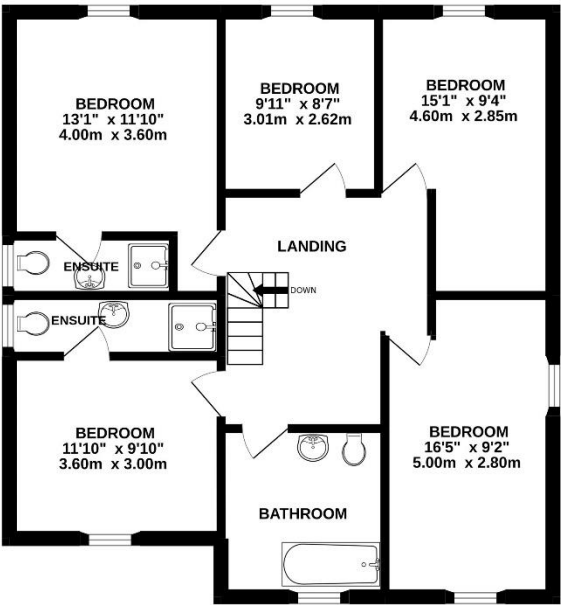


Floorplan

GROUND FLOOR

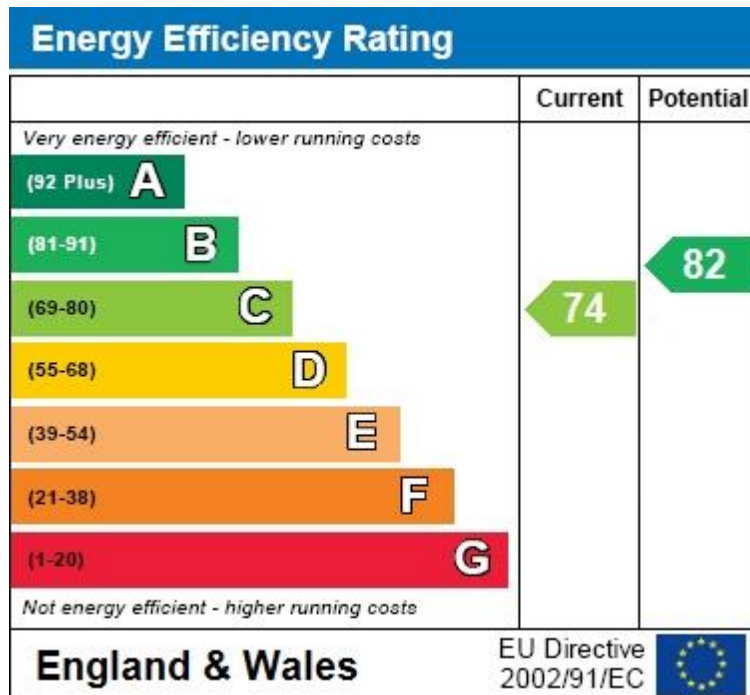


1ST FLOOR



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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Energy Performance Certificate



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Please contact the office before viewing the property.