



Price £475,000

6 Cathedral Road, Chadderton

- Detached Extended Property
- Four Double Bedrooms
- Open Plan Dining Kitchen
- Two Additional Reception Rooms
- Modern Bathroom And Shower Room
- Utility Room
- Beautifully Presented Throughout
- Ample Off Road Parking
- Well Maintained Garden
- Viewings Are Highly Recommended

Alan Ryan Estates are pleased to bring to market this four double bedroom, detached property, which has been substantially extended and updated to provide impressive, modern and high quality family living throughout. The transformation of this home results in a spacious and turn key property, ready to move straight into. Situated in a popular residential area of North Chadderton, the property is within easy access of excellent local schools and amenities, public transport links and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance hall, lounge, additional reception room, open plan dining room leading to a beautifully presented kitchen, utility room, downstairs bathroom, four double bedrooms and modern shower room. Externally to the front of the property is a paved driveway. providing ample off road parking whilst to the rear of the property is a secluded rear garden with paved patio and lawn garden with shrub and tree borders. The property further benefits from uPVC double glazing and gas central heating. To appreciate the scale and quality of the property on offer, viewing is highly recommended.

INTERNAL ACCOMMODATION :

ENTRANCE HALL : Via a composite double glazed entrance door with tiled flooring, stairs leading to first floor and opening to dining room and kitchen.



LOUNGE : With LVT flooring, radiator, double doors to additional reception room and uPVC double glazed window to front elevation.



SECOND RECEPTION ROOM : With LVT flooring, radiator, uPVC double glazed French doors leading to rear garden.



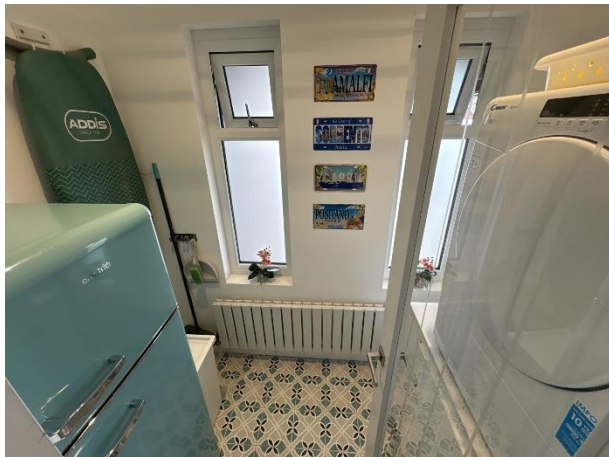
DINING AREA : With tiled flooring, radiator and uPVC double glazed French doors to rear garden.



KITCHEN : With a modern range of wall and base units, integrated double oven, four ring Neff Induction hob with extractor hood above, one and a half bowl sink unit with mixer tap, integrated fridge freezer, dishwasher and washing machine, breakfast bar, spotlights to ceiling, new combi-boiler and three uPVC double glazed windows.



UTILITY ROOM : With tiled flooring, radiator, spotlights to ceiling and two uPVC double glazed windows.



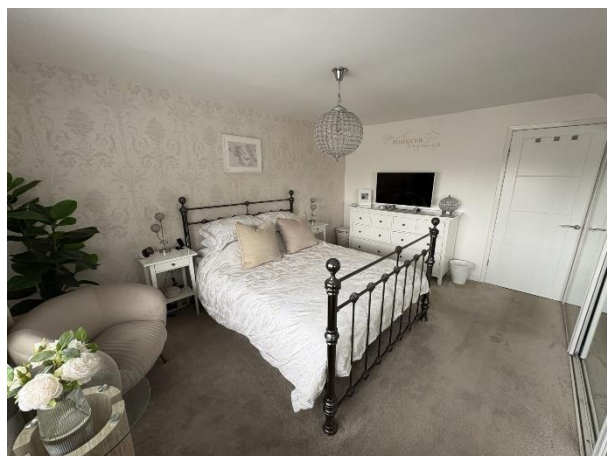
DOWNSTAIRS BATHROOM : Comprising of bath with overhead electric shower, sink and WC, towel radiator, uPVC ceiling with inset spotlights and uPVC double glazed window.



LANDING : With built in storage cupboard and loft access hatch.



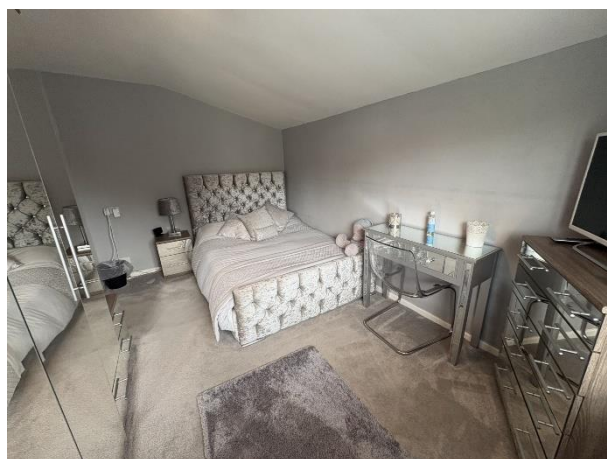
BEDROOM ONE : A front double bedroom with fitted wardrobes, radiator and uPVC double glazed window.



BEDROOM TWO : A front double bedroom with radiator and uPVC double glazed window.



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



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



SHOWER ROOM : Comprising of shower cubicle, sink and WC, fully tiled walls and floor, towel radiator, uPVC ceiling with inset spotlights and uPVC double glazed window.

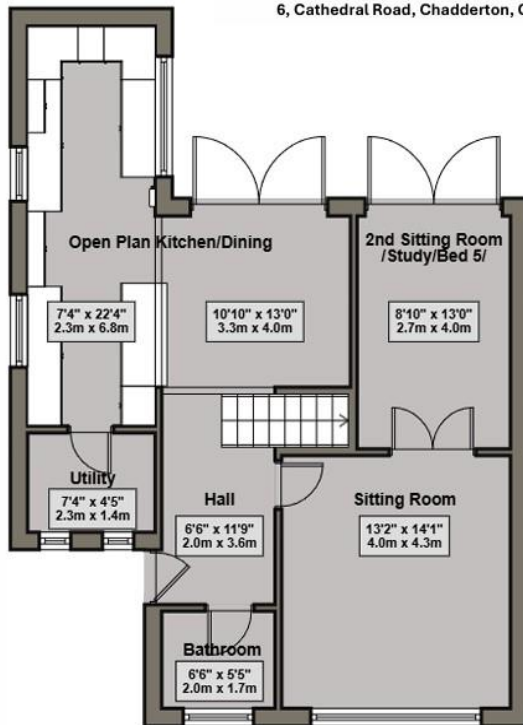


OUTSIDE : Externally to the front of the property is a paved driveway. providing ample off road parking whilst to the rear of the property is a secluded rear garden with paved patio and lawn garden with shrub and tree borders.

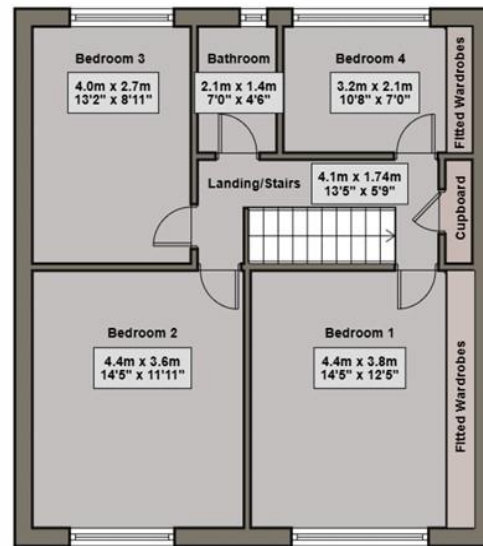




6, Cathedral Road, Chadderton, Oldham, Greater Manchester. OL9 0AT



Ground Floor Area: 71 Sq. metre / 765 Sq. Foot



First Floor Area: 60 Sq. metre / 647 Sq. Foot

Total Floor Area: 131 Sq. metre / 1410 Sq. Foot

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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.

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property.