

# ALISTAIR STEVENS

## CHADDERTON



Price £375,000

6 Parkside Farm, Coptic Road, Oldham, OL9 0GL

- Beautifully Presented Detached Property
- Four Bedrooms (Master With En-suite)
- Large Open Plan Lounge/Dining Room
- Kitchen & utility Room
- Good Size Orangery
- Modern Family Bathroom
- Low Maintenance Landscape Garden
- Driveway Providing Off Road Parking
- Exclusive Area Of North Chadderton
- Viewing Highly Recommended

Situated in a quiet and convenient cul de sac location off Chadderton Park Road in an exclusive area of North Chadderton is this beautifully presented modern four bedroom detached property within walking distance of Chadderton Hall Park, excellent local schools and amenities, public transport links including Mills Hill train station and a short drive from the Northwest motorway network. The property briefly comprises of entrance hall, lounge, dining room, kitchen, downstairs WC, utility room and orangery all to the ground floor, whilst to the first floor there are four bedrooms (master with en-suite) and family bathroom. Externally, to the front of the property is a lawned garden and driveway providing ample off road parking, whilst to the rear of the property is a beautiful low maintenance landscaped garden with Indian stone paved patio area, astroturf area and additional patio. The property further benefits from UPVC double glazing, gas central heating, an EV charger installed on the property and shared ownership of the private open lawned area/play area in front of the house. Viewing of the property is highly recommended.

### INTERNAL ACCOMMODATION:

**ENTRANCE HALL:** Via a UPVC double glazed entrance door with wooden flooring, radiator and stairs leading to first floor.



**LOUNGE:** With feature electric fire and surround, radiator and UPVC double glazed bay window.





DINING ROOM: With radiator and opening to the orangery .



KITCHEN: Modern range of wall and base units, range cooker with extractor hood above, one and a half bowl stainless steel sink unit with mixer tap, breakfast bar, spotlights to ceiling, tiled flooring, breakfast bar, under unit lighting and UPVC double glazed window to the rear.





DOWNSTAIR WC: Comprising of sink and WC.



UTILITY ROOM: Plumbed for washing machine and dryer and UPVC double glazed window.



ORANGERY: With laminate flooring and UPVC double glazed door leading to rear garden.



## FIRST FLOOR

LANDING: Loft access hatch.

**BEDROOM ONE:** Front double bedroom with fitted wardrobes, drawers and bedside cabinets, radiator and UPVC double glazed window.



**EN-SUITE:** Comprising of walk-in shower, vanity sink unit and WC, modern towel rail, UPVC ceiling with inset spotlights and UPVC double glazed window.

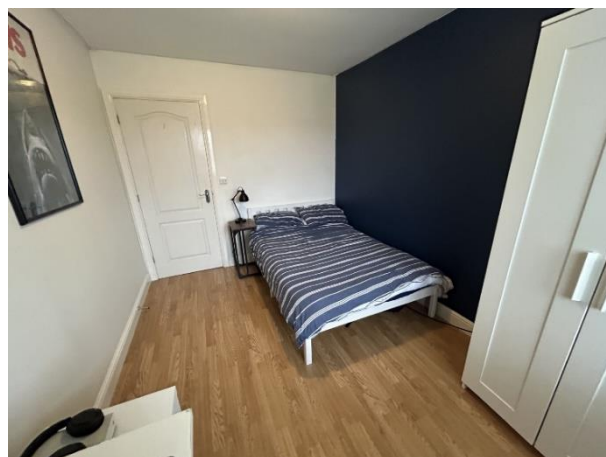




**BEDROOM TWO:** Rear double bedroom with laminate flooring, radiator and UPVC double glazed window.



**BEDROOM THREE:** Front double bedroom with laminate flooring, radiator and UPVC double glazed window.



**BEDROOM FOUR:** Rear bedroom with radiator and UPVC double glazed window.



**BATHROOM:** Modern bathroom comprising of bath with overhead shower, sink and WC, towel radiator, UPVC ceiling with inset spotlights and UPVC double glazed window.





OUTSIDE: Externally to the front of the property is a lawned garden and driveway providing ample off-road parking, whilst to the rear of the property is a beautiful low maintenance landscaped garden with Indian stone paved patio area, astroturf area and additional patio.





Floor Plan – To be added.



# Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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 endeavor 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.