

ALISTAIR STEVENS

CHADDERTON



Price £600,000

11 Brandwood, Oldham, OL1 2TP

- Extended Detached Property
- Four/Five Bedrooms (Master with en-suite)
- Good Size Lounge
- Kitchen Diner
- Conservatory
- Downstairs WC & Family Bathroom
- Generous Size Rear Garden
- Substantial Driveway To Double Detached Garage
- Popular Irk Vale Development
- Viewing Highly Recommended

This impressive, extended versatile four/five bed roomed detached property offers substantial family living accommodation and is situated on the popular Irk Vale development in North Chadderton within walking distance of Chadderton Park, local schools and amenities, public transport links and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance porch, entrance hall, lounge, kitchen diner, utility, second sitting room/bedroom five, conservatory and downstairs WC/ cloakroom all to the ground floor, whilst to the first floor there are four further bedrooms (master with ensuite) and family bathroom. Externally to the front of the property is a generous lawn garden area and substantial driveway providing ample off road parking and leading to a double attached garage, whilst to the rear of the property is a generous size garden with Indian stone patio, lawn garden beyond, garden shed and gated side access. The property further benefits from UPVC double glazing and gas central heating, viewing of the property is highly recommended.

INTERNAL ACCOMMODATION:

ENTRANCE PORCH: Via UPVC entrance door with side windows and tiled flooring.



ENTRANCE HALL: Via wooden double glazed entrance door with radiator and stairs leading to first floor.



LOUNGE: Substantial living room with feature fireplace and surround, radiator, UPVC double glazed bay window to front elevation, two side windows and UPVC double glazed sliding windows through to conservatory.



KITCHEN DINER: Range of wall and base units, double oven, four ring gas hob with extractor hood above, plumbed for dishwasher, one and a half bowl stainless steel sink unit with mixer tap, spotlights to ceiling, tiled flooring, two UPVC double glazed windows and door leading to the utility room.



UTILITY ROOM: Range of wall and base units, space for washing machine, sink unit, tiled flooring, part tiled walls, radiator, wooden door leading to garage and UPVC door leading to rear garden



SECOND SITTING ROOM/BEDROOM FIVE: Generous second sitting room with radiator and UPVC double glazed window.



CONSERVATORY: Of UPVC construction with radiator, tiled flooring, UPVC double glazed windows and two UPVC double glazed doors leading to rear garden.



DOWNSTAIRS WC: Comprising of sink and WC, part tiled walls and UPVC double glazed window.



LANDING: With storage cupboard.



BEDROOM ONE: Front double bedroom with built in wardrobes, drawers and dressing table, radiator and UPVC double glazed window.



EN-SUITE: Comprising of bath with wall mounted shower, sink unit with built in cupboards, WC and UPVC double glazed window.



BEDROOM TWO: Rear double bedroom with radiator, built in wardrobes and UPVC double glazed window.



BEDROOM THREE: Rear double bedroom with built in wardrobes, radiator and UPVC double glazed window.



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



BATHROOM: Comprising of corner bath, shower cubicle, sink, WC and Bidet unit with storage cupboards, radiator, part tiled walls, spotlights to ceiling and UPVC double glazed window.

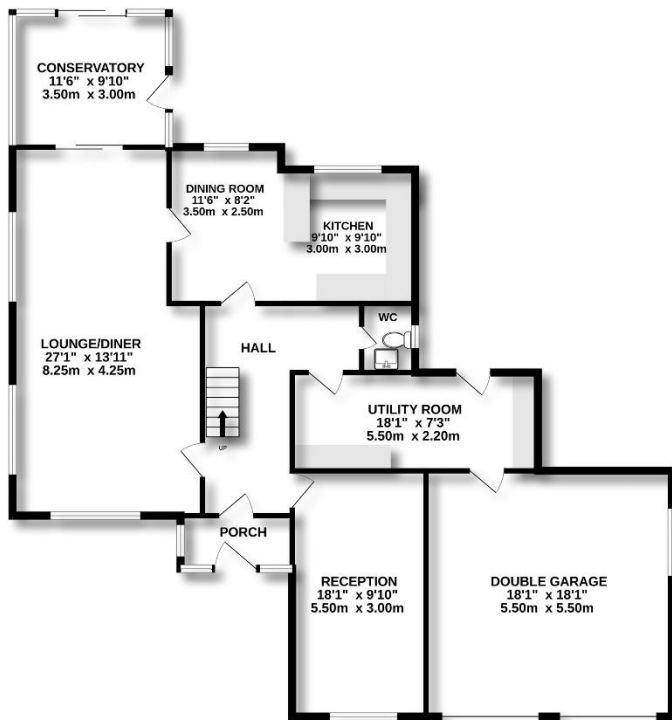


OUTSIDE: Externally to the front of the property is a generous lawn garden area and substantial driveway providing ample off road parking and leading to a double attached garage, whilst to the rear of the property is a generous size garden with Indian stone patio, lawn garden beyond, garden shed and gated side access.

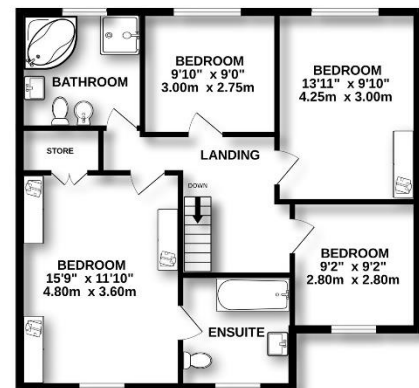




GROUND FLOOR



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.
Made with Metropix ©2025

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Address:
519 Middleton Road
Chadderton
OL9 9SH

Tel: 0161 626 0333
Email: sales@aschadderton.com

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.