



Price £345,000

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Redwood, Chadderton, OL9 9UG

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- NO CHAIN
- Freehold Property
- Link Detached
- Four Bedrooms
- Lounge
- Open Plan Kitchen Diner
- Utility
- Enclosed Rear Garden
- Attached Garage
- Viewings Are Highly Recommended

**\*NO CHAIN AND THEREFORE VACANT POSSESSION ON COMPLETION\*** Offering substantial family living accommodation is this freehold, extended four bedroom, link detached property. Situated on the popular Firwood Park development this property is within easy access of excellent local schools and amenities, public transport links including Mills Hill train station, and a short drive from the Northwest Motorway. Internal accommodation briefly comprises of entrance hall, lounge, downstairs WC, open plan family room incorporating an open plan kitchen, dining room and sitting area, utility room, four bedrooms, master with en-suite and modern family bathroom. Externally to the front of the property is lawn garden, driveway providing off road parking and leading to an attached garage with up and over door power and lighting, whilst to the rear of the property is a paved patio, lawn garden, garden shed, additional patio area with summer house and gated side access. The property further benefits from gas central heating and UPVC double glazed window and viewing the property is highly recommended.

#### INTERNAL ACCOMMODATION :

**ENTRANCE HALL :** Via a double glazed rock door with side windows and radiator.

**LOUNGE :** Feature gas fire and surround, radiator, stairs leading to first floor and UPVC double glazed window.



**DOWNSTAIRS WC :** Comprising of sink and WC and UPVC double glazed window.





**OPEN PLAN FAMILY ROOM :** Comprising of kitchen, dining room and sitting area. The kitchen has a modern range of wall and base units, integrated double oven, four ring halogen hob with extractor hood above, integrated dishwasher, one and a half bowl stainless steel sink unit with mixer tap, breakfast bar, spotlights to ceiling, under stairs storage cupboard, two velux windows, UPVC double glazed window and UPVC double glazed French doors leading to rear garden.

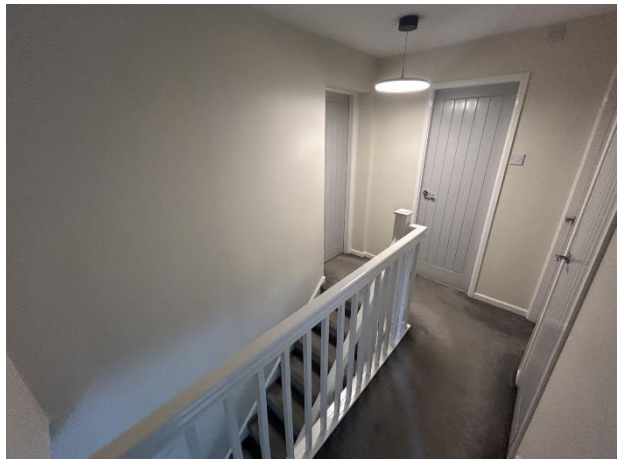
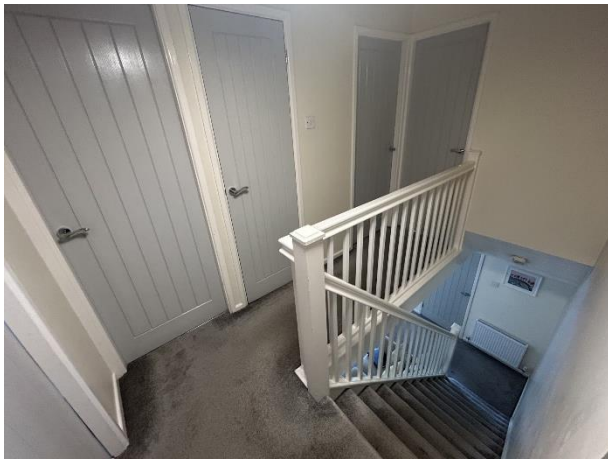


**UTILITY ROOM :** Range of kitchen units with tiled flooring, stainless steel sink unit with mixer tap, plumbed for washing machine, extractor fan, and door leading to garage.



FIRST FLOOR :

LANDING : Built in storage cupboard.



BEDROOM 1 : Double bedroom with radiator, loft access hatch with loft ladders, UPVC double glazed window.



EN-SUITE : Shower cubicle, vanity sink unit and WC, radiator, UPVC ceiling with inset spotlights and UPVC double glazed window.





BEDROOM 2 : Front double bedroom with radiator and UPVC double glazed window.



BEDROOM 3 : Rear double bedroom with radiator and UPVC double glazed window.

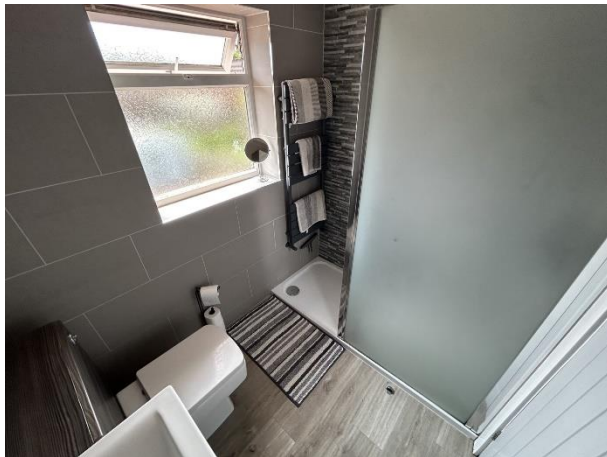


BEDROOM 4 : Front single bedroom with loft access hatch with loft ladders, radiator and UPVC double glazed window.





**SHOWER ROOM :** Walk in shower, vanity sink unit and WC, UPVC ceiling with inset spotlights, towel radiator, built in cupboards and UPVC double glazed window.



**OUTSIDE :**

Externally to the front of the property is lawn garden, driveway providing off road parking and leading to an attached garage with up and over door power and lighting, whilst to the rear of the property is a paved patio, lawn garden, garden shed, additional patio area with summer house and gated side access.





Floorplan

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	72 C	78 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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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.