



**Offers Over £360,000**

**120 Redwood, Chadderton, Oldham, OL9 9UG**

- Extended Detached Property
- Four/Five Bedrooms
- Large Versatile Reception Room
- Kitchen Diner
- Downstairs WC
- Private Enclosed Garden
- Wooden Summer House
- Ample Off Road Parking
- Popular Residential Area
- Viewing Highly Recommended

Situated in a popular and convenient residential area of North Chadderton is this extended versatile three/four bed roomed detached property which offers excellent size family accommodation in the form of entrance vestibule, lounge, downstairs WC, dining kitchen, second large versatile reception room and good size double bedroom currently used as an office, all to the ground floor whilst to the first floor there are three further bedrooms and family bathroom WC. The property is ideal located for excellent local schools and amenities, public transport links including Mills Hill train station and just a short drive from the Northwest motorway network. Externally to the front is a paved driveway providing off road parking for multiple cars and garden area, with external power point, whilst to the rear of the property is a private enclosed garden with patio, wooden summer house with light and power supply, external power, hot and cold water supply and wooden storage all of which is surrounded by boundary fencing and trees with gated access to the side. The property further benefits from gas central heating and double glazing throughout and can only be fully appreciated from an internal inspection.

#### INTERNAL ACCOMMODATION :

**ENTRANCE :** Via a UPVC double glazed entrance door leading to porch with access to downstairs WC and inner door to lounge.



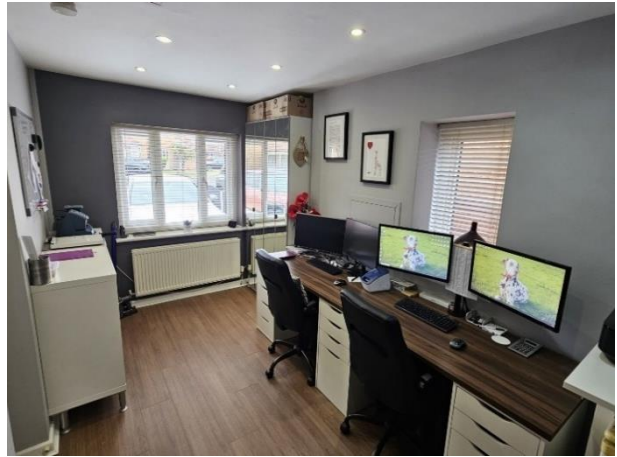
**DOWNSTAIRS WC :** Comprising of sink and WC, radiator and UPVC double glazed window to the front.



LOUNGE : Front reception room with radiator, under stairs storage cupboard, stairs leading to first floor and UPVC double glazed window to the front.



OFFICE/BEDROOM FOUR : Good size front double bedroom with laminate flooring, plumbed for washing machine and dryer, radiator and two double glazed windows to front and side.



KITCHEN DINER : A range of wall and base units, five ring gas hob with extractor hood above, granite upstand, double oven, composite sink unit with mixer tap, integrated fridge freezer, dishwasher and microwave, radiator, UPVC double glazed window to the rear and UPVC double door to the garden.



SECOND RECEPTION ROOM/BED FIVE : Large versatile second reception room with laminate flooring, radiator and UPVC double glazed window to front and rear.



FIRST FLOOR : LANDING



BEDROOM ONE : Good size front double bedroom with ample storage space, radiator and UPVC double glazed window to the front.



**BEDROOM TWO :** Second double bedroom with radiator space for bedroom furniture and UPVC double window to the rear.



**BEDROOM THREE :** Good size third bedroom with radiator, carpet, space for storage and UPVC double window.



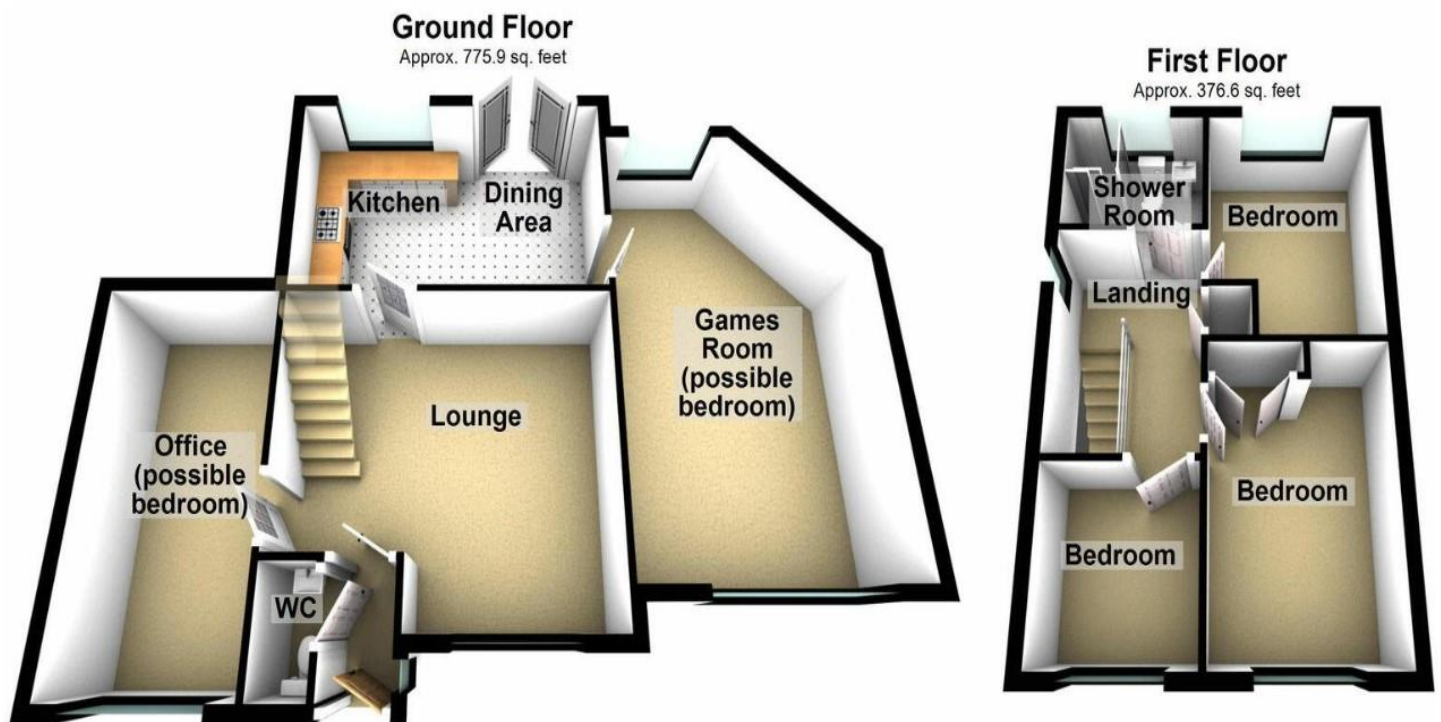
**SHOWER ROOM WC :** Comprising of shower cubicle with shower mixer tap, sink and WC, tiled walls, under floor heating, heated chrome towel rail, extractor fan and UPVC double glazed window to



OUTSIDE:Externally to the front is a paved driveway providing off road parking for multiple cars and garden area, with external power point, whilst to the rear of the property is a private enclosed garden with patio, wooden summer house with light and power supply, external power, hot and cold water supply and wooden storage all of which is surrounded by boundary fencing and trees with gated access to the side.

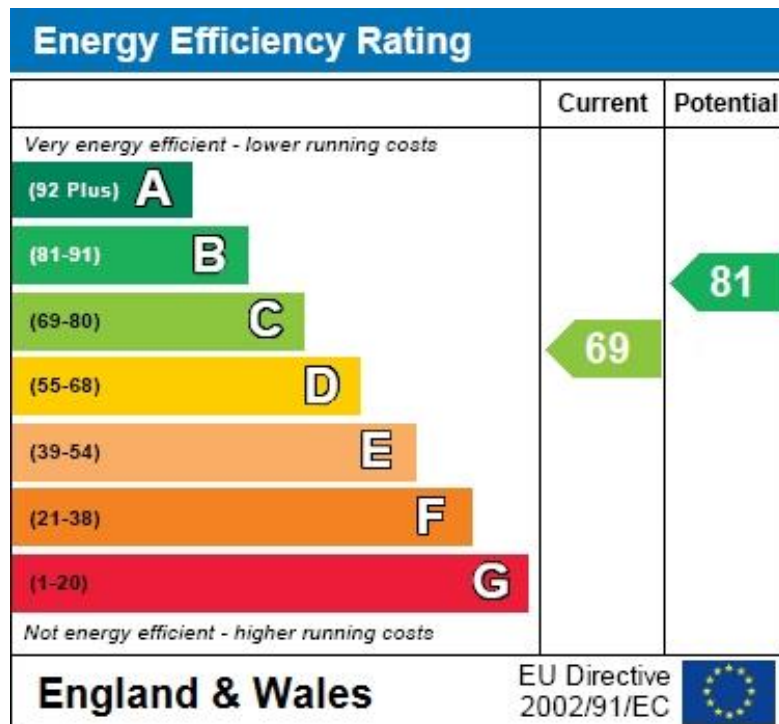


# Floor Plan



Total area: approx. 1152.5 sq. feet

# Energy Performance Certificate



Address:  
519 Middleton Road  
Chadderton  
OL9 9SH

Tel: 0161 626 0333  
Email: [sales@aschadderton.com](mailto: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.

