



Offers Over £525,000

2 Pinewood, Chadderton, OL9 9TS

- Substantially Extended Detached Property
- Five Generous Bedrooms
- Large & Well Designed Family Room
- Modern Fitted Kitchen
- Conservatory & Study
- Two Ensuites & Full Family Bathroom
- *No Onward Chain*
- Ample Off Road Parking & Garage
- Sought After Residential Area
- Viewings Are Highly Recommended

Situated on a corner plot in a quiet and convenient area of Firwood park in North Chadderton is this imposing executive extended five bedroom detached property which boasts excellent size family living accommodation in the form of entrance hall, downstairs WC, large family room, modern kitchen, conservatory, office, five bedrooms (four doubles and two with ensuite) and modern full family bathroom. Situated on a substantial plot, the property is the ideal family home and is beautifully presented throughout. Externally, to the front is lawn garden with shrubs and flower borders and a block paved driveway providing ample off-road parking and leading to integral garage, whilst to the rear of the property is a enclosed private garden with block paved patio, shrubs and tree borders, large storage shed with power and lighting, gated side access and boundary fencing. This property is ideally located for excellent local schools and amenities, public transport links including Mills Hill train station which provides quick and easy access to Manchester City Centre and is just a short drive from the Northwest motorway network. This home benefits further from gas central heating and double glazing throughout, in order to fully appreciate the space and quality of the property on offer, a viewing is highly recommended. ***OFFERED WITH NO ONWARD CHAIN***

INTERNAL ACCOMMODATION:

ENTRANCE: Via a double glazed entrance door leading to entrance hall with LVT flooring, radiator, dado rail and stairs leading to the first floor.



DOWNSTAIRS WC: With sink and WC, tiled walls and LVT flooring, heated chrome towel rail and uPVC double glazed window.



KITCHEN: With a range of modern wall and base units, integrated double oven, four ring halogen hob with extract above, integral fridge freezer, one and a half bowl sink unit with mixer tap, tiled splashback, under unit lighting, LVT flooring, radiator, under stairs cupboard, uPVC double glazed window to the rear and uPVC double glazed patio doors to rear garden.



FAMILY ROOM: A large reception room with LVT flooring throughout, dining space, feature electric fire and surround, bespoke fitted display unit with feature lighting, windows to both front and side and uPVC double glazed patio doors leading to rear garden and oak wooden doors leading into the conservatory.





OFFICE/STUDY: With built in storage, LVT flooring, radiator and uPVC double glazed window.

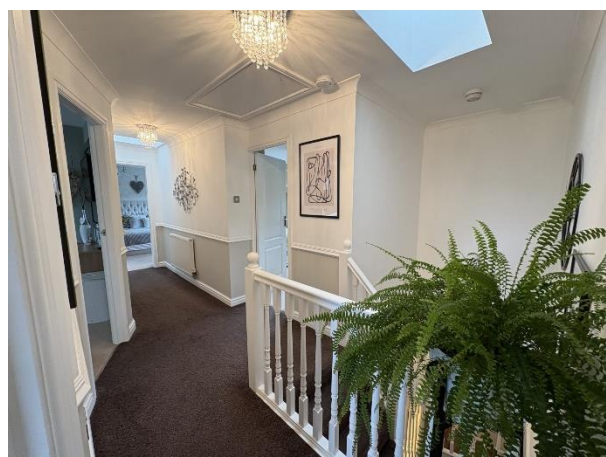


CONSERVATORY: Of brick and uPVC construction, LVT flooring, radiator and double glazed door to rear garden.



FIRST FLOOR:

LANDING: Carpet with radiator, loft access hatch and three double glazed skylights, making the upstairs landing exceptionally bright.



MASTER BEDROOM: Exceptionally large superking bedroom with fitted wardrobes and bedroom furniture, radiator and uPVC double glazed window to the front and side.



ENSUITE: Modern suite with shower cubicle, built in sink and WC, LVT flooring and partially tiled walls, radiator, extractor fan and double glazed window to the rear.



BEDROOM TWO: Large front double bedroom with built-in wardrobes, radiator and uPVC double glazed window.



ENSUITE: With shower cubicle, vanity sink unit and WC, tiled walls, LVT flooring, chrome heated towel rail, built in storage cupboard and uPVC double glazed window.



BEDROOM THREE: Large double bedroom with built in wardrobes, radiator and uPVC double glazed window to the rear.



BEDROOM FOUR: Large king-size bedroom with built-in wardrobes, radiator and uPVC double glazed window to front and side.



BEDROOM FIVE: A good size single bedroom with built-in wardrobes, oak flooring, radiator and uPVC double glazed window to the rear.



MODERN FAMILY BATHROOM: Comprising of bath with mixer tap, separate shower cubicle, vanity sink unit and WC, LVT flooring and partially tiled walls, panelled ceiling, heated chrome towel rail and uPVC double glazed window to the rear.

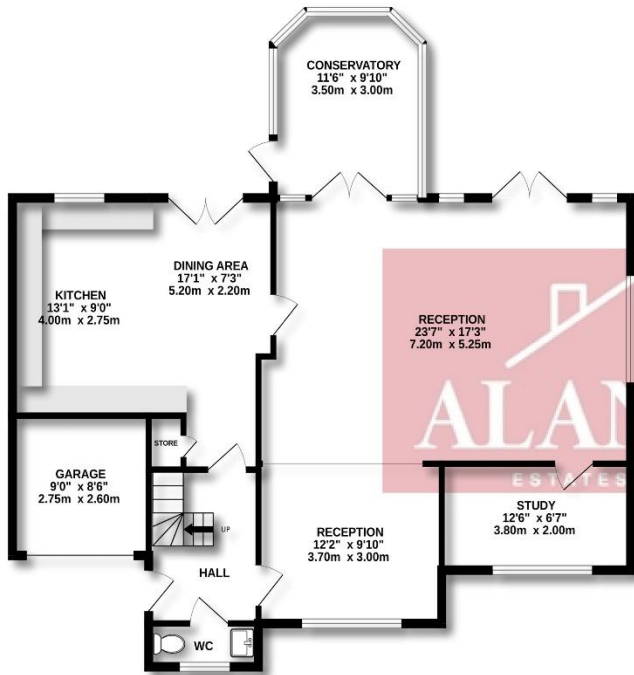


OUTSIDE: Externally to the front is lawn garden with shrubs and flower borders and a block paved driveway providing ample off-road parking and leading to integral garage, whilst to the rear of the property is an enclosed private garden with block paved patio, shrubs and tree borders, large storage shed with power, gated side access and boundary fencing.

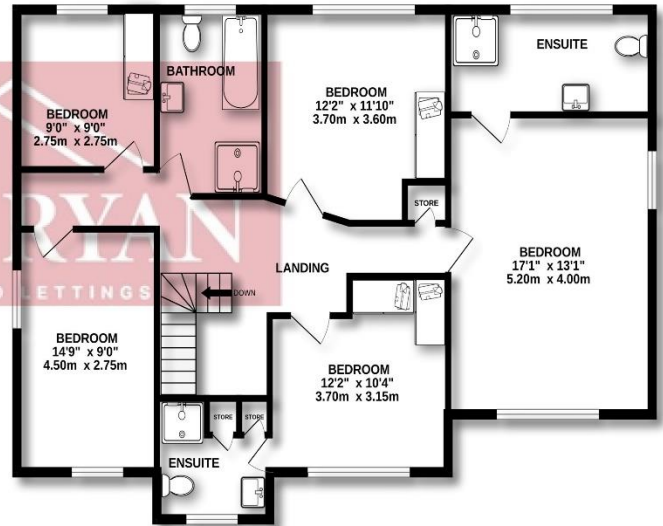


Floor Plan

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.
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Please contact the office before viewing the property.