



Price £375,000

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## 17 Cherrywood, Oldham

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- Detached Property
- Four Bedrooms
- Open Plan Lounge/Dining Room
- Study
- Kitchen
- Utility Room
- Modern Family Bathroom
- Generous Lawn Garden
- Off Road Parking
- Viewings Are Highly Recommended

Alan Ryan Estates are please to bring to market this well presented, four bedroom detached property which offers excellent family living accommodation with potential for extension, subject to obtaining all relevant planning permission, and is situated in on the popular Firwood Park development, within easy access of excellent local schools and amenities, public transport links and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance hall, downstairs WC, study, open plan lounge/dining room, kitchen, utility room and bedroom all to the ground floor, whilst to the first floor are three additional bedrooms and modern family bathroom. Externally to the front of the property is a concrete print driveway providing off road parking for five cars and gated side access, whilst to the rear is a generous lawn garden, wooden garden shed, patio and boundary fencing. The property further benefits from UPVC double glazing and gas central heating and is fully equipped with advanced Ajax alarm system as well as full CCTV coverage, additonal highlights include a Bosch wireless thermostat and Ring doorbell. Viewing the property is highly recommended.

#### INTERNAL ACCOMMODATION :

**ENTRANCE :** Via a UPVC double glazed entrance door with radiator, built in shoe rack cupboard, laminate flooring and stairs leading to first floor.



**DOWNSTAIRS WC :** Comprising of sink and WC, extractor fan, two built in storage cupboards and partially tiled walls and flooring.



OFFICE : With laminate flooring, radiator and UPVC double glazed window.



OPEN PLAN LOUNGE/DINING ROOM : Laminate flooring throughout,two radiators, UPVC double glazed window to front elevation, sliding wooden doors leading to dining room and UPVC double glazed sliding doors leading to rear garden.



**KITCHEN :** With a range of wall and base units, composite sink with mixer tap, five ring gas cooker with extractor hood above, space for fridge freezer, tiled splash backs, tiled flooring, spotlights, under stairs storage and UPVC double glazed window to rear.



**UTILITY ROOM :** With tiled floor, tall storage cupboard, plumbed for washer and dryer, extractor fan, loft access hatch, radiator and downstairs WC with sink and WC, partially tiled walls and extractor fan.



**BEDROOM FOUR :** Ground floor double bedroom with laminate flooring, radiator and UPVC double glazed sliding doors to rear garden.



**LANDING :** With loft access hatch and side window.



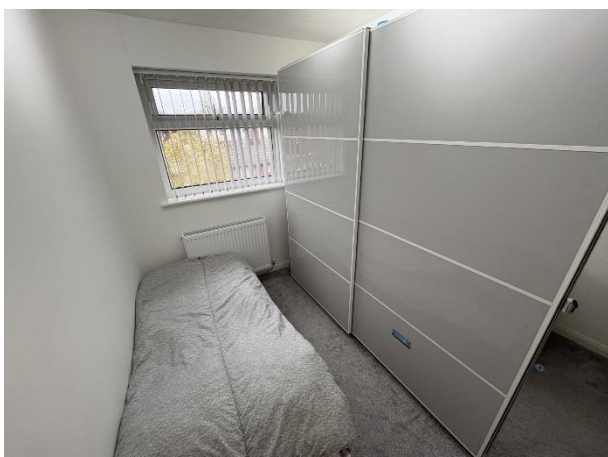
**BEDROOM ONE :** Front double bedroom with built in wardrobes, drawers and storage cupboards, radiator and UPVC double glazed window.



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



**BEDROOM THREE :** A rear single bedroom with radiator and UPVC double glazed window.



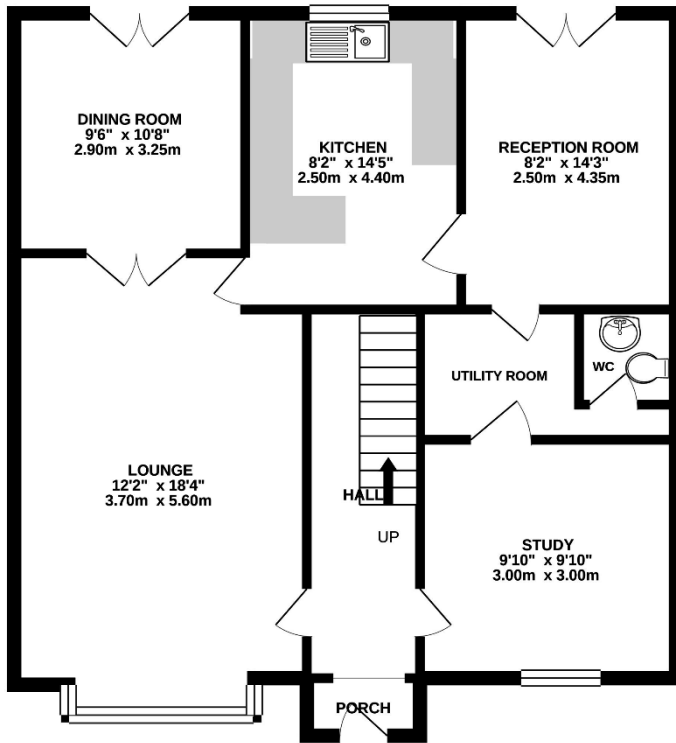
**BATHROOM :** Bath with mixer tap and overhead rainfall shower, sink and WC, tiled walls and floor, heated chrome towel rail, panelled ceiling with spotlights, built in storage cupboard, extractor fan and double glazed window to the front.



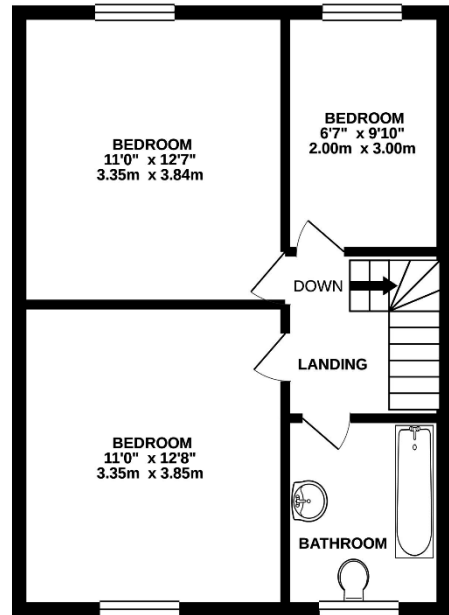
**OUTSIDE :** To the front of the property is a concrete print stone paved driveway providing off road parking for five cars and gate side access, whilst to the rear is a generous lawn garden, wooden garden shed, Indian stone paving and boundary fencing.



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.