ALAN RYAN
ESTATES AND LETTINGS



Offers Over £350,000

89 Cairnwell Road, Chadderton, Oldham

- Detached Property
- Three Bedrooms
- Generous Size Lounge
- Modern Fitted Kitchen/Diner
- Utility Room
- Modern Family Bathroom
- Low Maintenance Garden
- Ample Off Road Parking
- Popular Residential Area
- Viewings Are Highly Recommended

Situated on the popular Cairnwell development is well presented, three bedroom detached property offering perfect family living accommodation. The 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 network. Internal accommodation briefly comprises of entrance hall, downstairs WC, lounge, open plan dining kitchen, three bedrooms all with fitted wardrobes and modern family bathroom. Externally to the front of the property is a small forecourt garden and driveway providing off road parking, whilst to the rear is a good sized enclosed garden with paved patio area, lawn garden and gated side access. The property further benefits from uPVC double glazing and gas central heating. Viewing the property is highly recommended.

INTERNAL ACCOMMODATION :

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





DOWNSTAIRS WC : Comprising of sink and WC, radiator and uPVC double glazed window.





LOUNGE : A generous front reception room with feature fireplace and surround, radiator and uPVC double glazed bay window to front elevation.





OPEN PLAN DINING KITCHEN:

KITCHEN : With a modern range of wall and base units, four ring gas hob with extractor hood above, integrated double oven and dishwasher, composite sink unit with mixer tap, space for fridge freezer, breakfast bar, uPVC double glazed window, laminate flooring, radiator and spotlights to ceiling.







DINING ROOM : With LVT flooring, radiator, spotlights to ceiling, Velux window and uPVC double glazed sliding doors to rear garden.

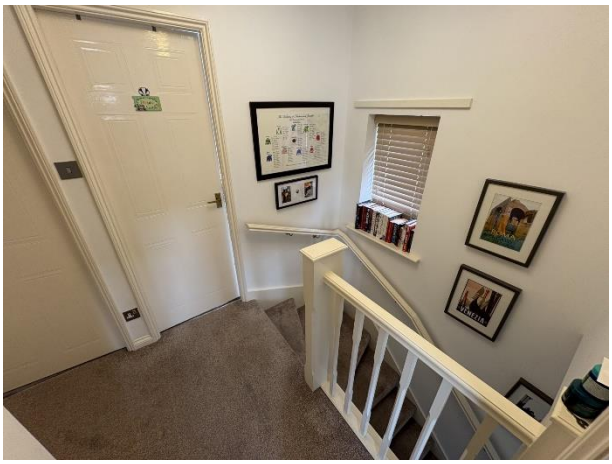




UTILITY ROOM : With base units and fitted storage cupboards, plumbed for washer and dryer, lino flooring, radiator and uPVC double glazed window.



LANDING : With uPVC double glazed window.

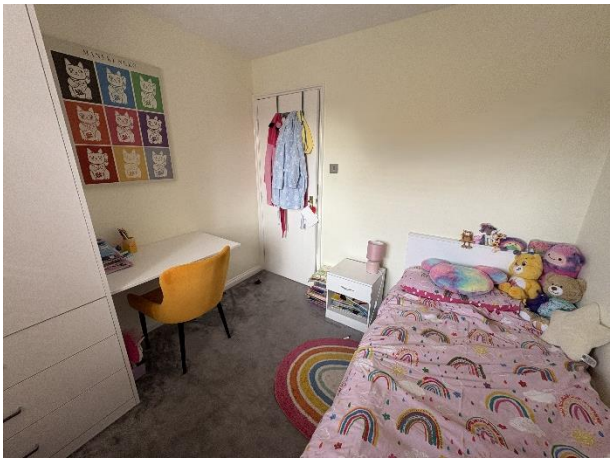




BEDROOM ONE : A front double bedroom with fitted wardrobes and cupboards, radiator and two uPVC double glazed window.




BEDROOM TWO : A rear double bedroom with fitted wardrobes, radiator and uPVC double glazed window.




BEDROOM THREE : Rear single bedroom with fitted wardrobes, radiator and uPVC double glazed window.




BATHROOM : A modern suite comprising of bath with over head shower, sink and WC, towel radiator, tiled walls and floor and uPVC double glazed window.

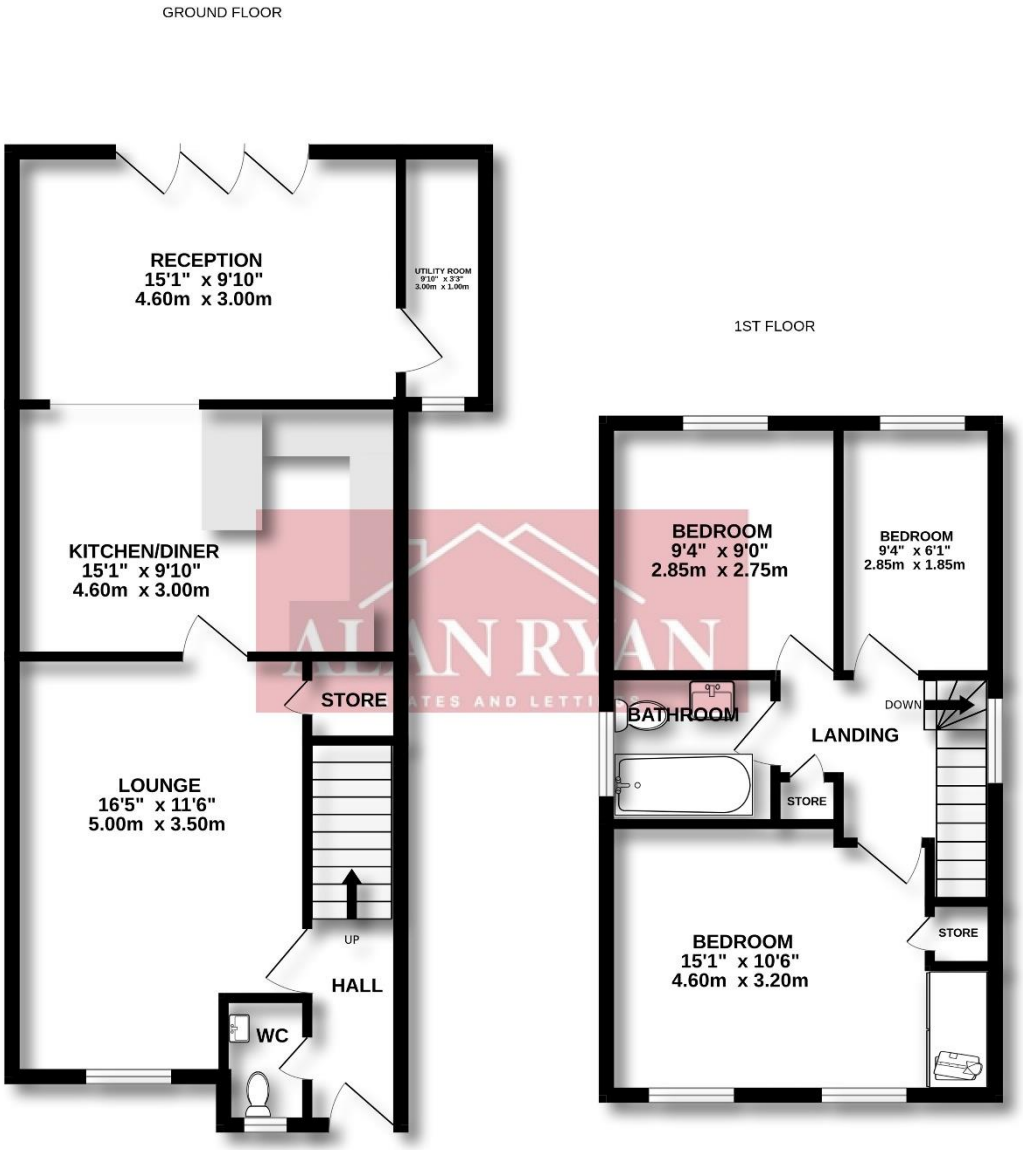



OUTSIDE : Externally to the front of the property is a small forecourt garden and driveway providing off road parking, whilst to the rear is a good sized enclosed garden with paved patio area, lawn garden and gated side access.






Floor Plan



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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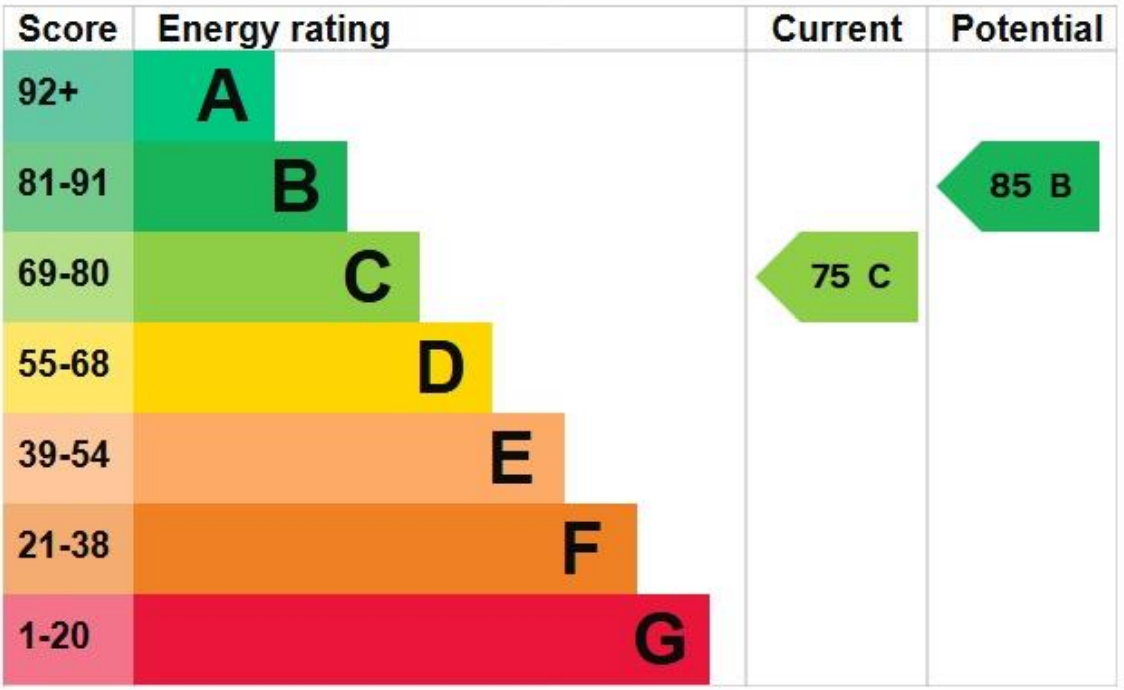
Energy Performance Certificate



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Please contact the office before viewing the property.