



Offers Over £450,000

58 Haigh Lane, Oldham

- Detached Family Home
- Four Bedrooms
- Open Plan Lounge
- Additional Reception Room
- Fitted Kitchen
- Utility Room
- Modern Family Bathroom
- Off Road Parking
- Enclosed Rear Garden
- Viewings Are Highly Recommended

This well presented, extended, four bedroom detached property offers generous family living accommodation and situated within a popular residential of North Chadderton within walking distance of Chadderton high school, Chadderton Park, Mills Hill train station, local amenities and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance porch, entrance hall, open plan lounge/dining room, additional dining room, kitchen, utility room all to the ground floor, whilst to the first floor are four bedrooms family bathroom and additional WC. Externally to the front of the property is a driveway providing off road parking and shared driveway leading to a rear detached garage and leading to a beautifully presented enclosed rear garden with decked patio area and flower and shrub borders. The property further benefits from uPVC double glazing and gas central heating and viewing the property is highly recommended.

INTERNAL ACCOMMODATION :

ENTRANCE PORCH : Via a uPVC double glazed entrance door with tiled flooring.

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



OPEN PLAN LOUNGE :

LOUNGE : With feature electric fire and surround, radiator and uPVC double glazed bay windows to front elevation.



DINING/SITTING AREA : With radiator and wooden double doors leading to second dining room.



SECOND DINING ROOM : With radiator and uPVC double glazed French doors with side windows leading to rear garden.



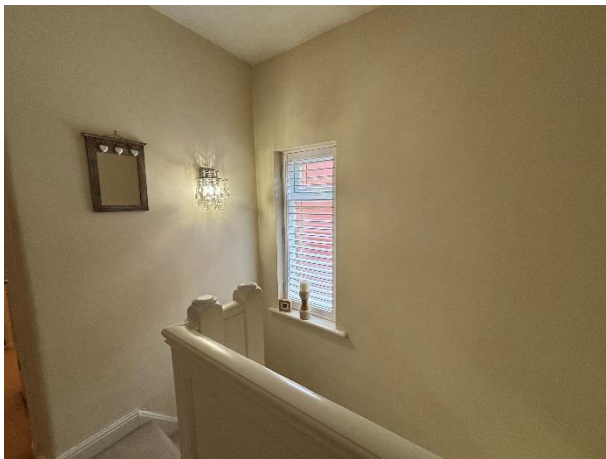
KITCHEN : With a range of wall and base units, integrated double oven with four ring hob and extractor hood above, built in wine rack, Belfast sink, uPVC ceiling with inset spotlights, uPVC window and uPVC double glazed door leading to rear garden.



UTILITY ROOM : With Belfast sink, plumbed for washing machine and dryer, laminate flooring and uPVC double glazed window.



LANDING : With built in storage cupboard and uPVC double glazed window.



BEDROOM ONE : A rear double bedroom with built in wardrobes, radiator and uPVC double glazed door and side windows leading to outside balcony.



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



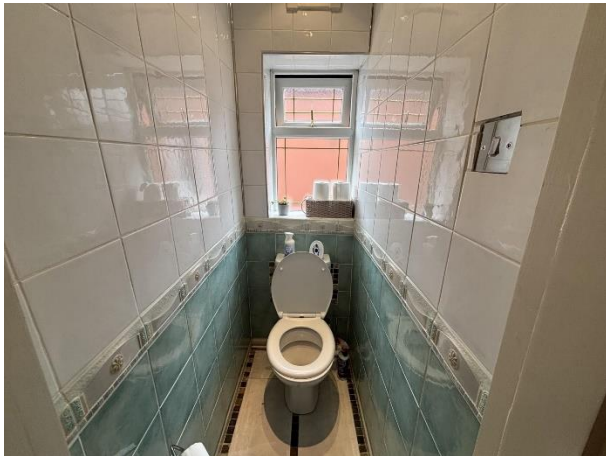
BEDROOM THREE : A small double bedroom with radiator and uPVC double glazed window.



BEDROOM FOUR : A front single bedroom with radiator and uPVC double glazed window.



WC : With WC and uPVC double glazed window.



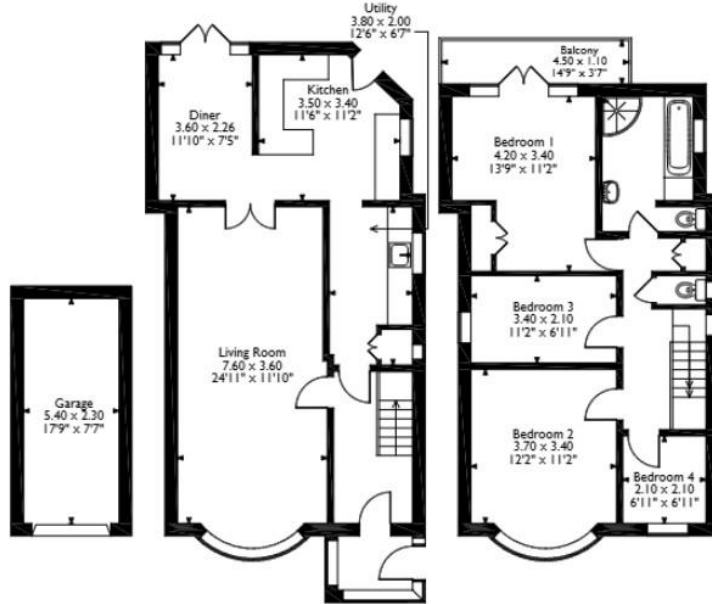
BATHROOM : Comprising of bath, shower cubicle, vanity sink unit and WC, fully tiled walls and floor, uPVC ceiling with inset spotlights, built in storage cupboard, towel radiator and uPVC double glazed window.



OUTSIDE : Externally to the front of the property is a driveway providing off road parking and shared driveway leading to a rear detached garage and leading to a beautifully presented enclosed rear garden with decked patio area and flower and shrub borders



Haigh Lane, Chadderton, Oldham
 Approximate Gross Internal Area
 Main House = 126 Sq M/1356 Sq Ft
 Garage = 12 Sq M/129 Sq Ft
 Total = 138 Sq M/1485 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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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.

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Please contact the office before viewing the property.