



Price £525,000

Cragg Road, Oldham

- *RARE OPPORTUNITY WITH NO CHAIN*
- Semi Detached Family Home
- Three Generous Bedrooms
- Three Reception Rooms
- Open Plan Kitchen/Dining Room
- Maintaining All Traditional Features
- Detached Double Garage
- Substantial Plot
- Sought After Countryside Location
- Viewings Are Highly Recommended

RARE OPPORTUNITY WITH NO CHAIN AND THEREFORE VACANT POSSESSION ON COMPLETION

Situated on a substantial plot, is this stunning three bedroom, semi detached property which offers excellent family living accommodation whilst still obtaining its original features and offers the potential for further extension, subject to obtaining all relevant planning permissions etc. Situated on the desirable and sought after Healds Green, the property benefits from the open countryside at its doorstep, ensuring a quiet setting whilst still being conveniently located for excellent local schools and amenities, public transport links and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance hall, generous lounge, study, open plan dining kitchen, utility, downstairs shower room, three double bedrooms (master with ensuite) and family bathroom. Externally to the front is a block paved pathway and lawn garden, patio area and additional generous lawn garden to the side with gated access leading to driveway and double detached garage. To the rear is a tiered paved patio with a good size lawn garden with open aspects beyond. The property further benefits from further off road parking to the side, UPVC double glazing and gas central heating. To fully appreciate the scale and quality of the property on offer, a viewing is highly recommended.

INTERNAL ACCOMMODATION :

ENTRANCE HALL : Via a wooden stained glass entrance door with radiator, storage cupboard, UPVC double glazed stained glass leaded window and stairs leading to first floor.



LOUNGE : With wooden stained glass leaded feature bay window, feature fireplace and surround, radiator and UPVC double glazed stained glass leaded window to side elevation.



STUDY : With radiator and UPVC double glazed stained glass leaded window.



OPEN PLAN KITCHEN/DINING ROOM :

KITCHEN : With a range of wall and base units, integrated oven/Aga with four ring halogen hob with extractor hood above, composite sink unit with mixer tap, plumbed for washing machine and dishwasher, tiled flooring, radiator and wooden door leading to pantry.



DINING ROOM : With LVT flooring, radiator and two sets of UPVC double glazed French doors leading to rear garden.



UTILITY: With a modern range of base units, stainless steel sink unit with mixer taps, spotlights to ceiling, loft access hatch, skylight, tiled flooring, UPVC double glazed stained glass leaded window to rear elevation and UPVC double glazed stable door leading to rear garden.



WET ROOM : Walk in shower, fully tiled walls and floor, wash basin and WC, towel radiator, UPVC ceiling with spotlights and UPVC double glazed stained glass leaded window.



LANDING : With loft access hatch.



MASTER BEDROOM : Front double bedroom with radiator, wooden stained glass leaded bay window to front elevation and UPVC double glazed stained glass leaded window to side elevation.



EN SUITE : Shower, vanity sink unit and WC, towel radiator and UPVC double glazed stained glass leaded window.



BEDROOM TWO : Double bedroom with fitted wardrobes, radiator and UPVC double glazed stained glass leaded window.



BEDROOM THREE : Rear double bedroom with fitted wardrobes and overhead cupboards and shelves, radiator and UPVC double glazed stained glass leaded window.

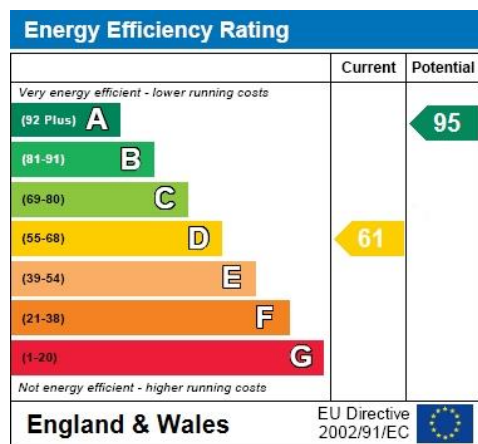


BATHROOM : Three piece suite comprising of bath with overhead shower, wash basin and WC, towel radiator and UPVC double glazed stained glass leaded window.



OUTSIDE : Externally to the front is a block paved pathway and lawn garden, patio area and additional generous lawn garden to the side with gated access leading to driveway and double detached garage. To the rear is a tiered paved patio with a good size lawn garden with open aspects beyond.





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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.

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.