



Price £410,000

5 Larchwood, Oldham, OL9 9TD

- Detached Property
- Four Bedrooms
- Modern Fitted Kitchen
- Two Reception Rooms
- Conservatory
- Master Bedroom With EnSuite
- Generous Size Garden
- Ample Off Road Parking
- Quiet Cul-De-Sac Location
- Viewings Are Highly Recommended

This well presented detached property is situated within a quiet cul-de-sac on the ever popular Firwood Park Development and offers generous family living accommodation including entrance hall, downstairs WC, dining room, conservatory and modern fitted kitchen all to the ground floor whilst to the first floor are four bedrooms, (master with en suite) and modern family bathroom. Externally to the front of the property is a driveway providing off road parking and leading to an attached garage, whilst to the rear of the property is a generous size garden with paved patio, lawn garden, and additional patio area. The property is situated 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. 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 uPVC double glazed window and stairs leading to first floor.



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



LOUNGE : With laminate flooring, ornate cast iron feature fireplace and surround, radiator and uPVC double glazed window.



DINING ROOM : With laminate flooring, radiator and double wooden doors leading to conservatory.



CONSERVATORY : Of uPVC construction with two radiators, air conditioning unit and uPVC double glazed doors leading to rear garden.



KITCHEN : A range of wall and base units, integrated double oven, four ring gas hob with extractor hood above, integrated dishwasher and fridge, one and a half bowl sink unit with mixer tap, under unit lighting, radiator and uPVC double glazed window.



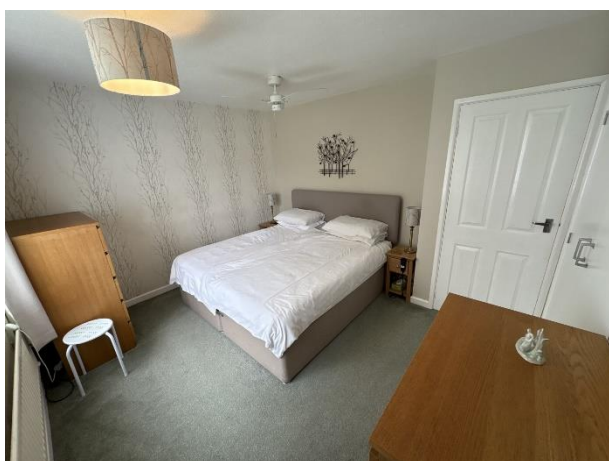
UTILITY ROOM : With fitted wall cupboard, radiator, plumbed for washing machine and dryer, door leading to garage, uPVC double glazed window and uPVC double glazed door leading to rear garden.



LANDING : With loft access hatch.



BEDROOM ONE : A front double bedroom with built in wardrobes, radiator and uPVC double glazed window.



ENSUITE : Comprising of shower cubicle, sink and WC, built in storage cupboard, radiator and uPVC double glazed window.



BEDROOM TWO : A rear double bedroom with laminate flooring, radiator and uPVC double glazed window.



BEDROOM THREE : A rear double bedroom with laminate flooring, radiator and uPVC double glazed window.



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



BATHROOM : Comprising of bath, sink and WC, towel radiator, spotlights to ceiling and uPVC double glazed window.



OUTSIDE : Externally to the front of the property is a driveway providing off road parking and leading to an attached garage, whilst to the rear of the property is a generous size garden with paved patio, lawn garden, and additional patio area.





Address:
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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.