

HUNTERS®

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Packwood Chase

Chadderton, Oldham, OL9 0PG

Price £450,000



- IMMACULately PRESENTED
- 4 BEDROOMS
- 2 KITCHENS
- GAS CENTRAL HEATING
- DRIVEWAY & GARDENS

- EXTENDED DETACHED
- 2 RECEPTION ROOMS
- 3 BATHROOMS
- UPVC DOUBLE GLAZED

Tel: 0161 669 4833

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Chadderton, Oldham, OL9 0PG

Price £450,000



Situated in a popular & convenient location this immaculately presented extended detached property is an ideal family home with 4 bedrooms, 3 bathrooms and 2 kitchens its the perfect home f for growing families.

The current vendors have improved the property to a high standard and internal viewing is required to appreciate this lovely family home which includes a bespoke German Kitchen complete with Quooker hot tap.

The internal accommodation comprises entrance hallway, lounge, kitchen diner, 2nd lounge with kitchen area and shower room, 4 bedrooms (en-suite to master) and family bathroom. The property also benefits from gas central heating and Upvc double glazing throughout.

Externally there is a pattern imprinted driveway to the front along with lawn and flower beds which extended around the side of the property leading to an enclosed rear garden with flagged patio.

Entrance Hallway

Upvc entrance door, Upvc double glazed window, stairs leading to first floor landing.

Guest WC

Low level wc with wash hand basin. heated towel rail.

Lounge

14'1" x 10'5" (4.3m x 3.2m)

Radiator, Upvc double glazed French doors leading to rear garden.

Kitchen Diner

20'0" x 11'5" (max) (6.1m x 3.5m (max))

Bespoke German Kitchen complete with Quooker hot tap fitted wall and base units with granite work surfaces and inset sink. Integrated appliances include; dishwasher, fridge freezer, washing machine, dryer, electric oven, microwave, 5 ring gas hob and extractor hood. There are 2 x Upvc double glazed window & 2 modern upright radiators.

2nd Lounge/Kitchen

26'6" x 9'2" (8.08m x 2.8m)

This room is an extension to the original house and incorporates a kitchen area and ensuite shower room giving it options for various uses. There are 2 x velux roof windows to the front along with 2 x Upvc double glazed windows. The kitchen area had base units with electric oven, hob and sink. Upvc double glazed window to the side and door to rear garden.

Shower Room

7'10" x 3'7" (2.4m x 1.1m)

Shower enclosure, wash hand basin and low level wc. Wall and floor tiles. Upvc double glazed window, heated towel rail.

Bedroom 1

15'5" x 9'2" (4.7m x 2.8m)

2 x Velux roof windows, Upvc double glazed window, radiator.

En Suite

Shower enclosure, wash hand basin and low level wc. Wall and floor tiles, heated towel rail, Upvc double glazed window.

Bedroom 2

11'5" x 10'9" (3.5m x 3.3m)

Upvc double glazed window, radiator.

Bedroom 3

7'2" x 8'2" (2.2m x 2.5m)

Upvc double glazed window, radiator.

Bedroom 4

8'10" x 6'10" (2.7m x 2.1m)

Upvc double glazed window, radiator.

Bathroom

9'10" x 5'10" (3.0m x 1.8m)

4 piece suite comprising bath, walk in shower enclosure, wash hand basin and low level wc. Wall and floor tiles, Upvc double glazed window, heated towel rail.

Externally

Pattern imprinted concrete driveway to the front along with lawn and flowerbeds, the garden extends around the side of the house with flagged patio wrapped round to the rear. Large concrete storage shed with power and lighting.

Material Information - Oldham

Tenure Type; Leasehold

Leasehold Years remaining on lease; 966

Leasehold Ground Rent Amount; £80.00

Council Tax Banding; E

Floorplan

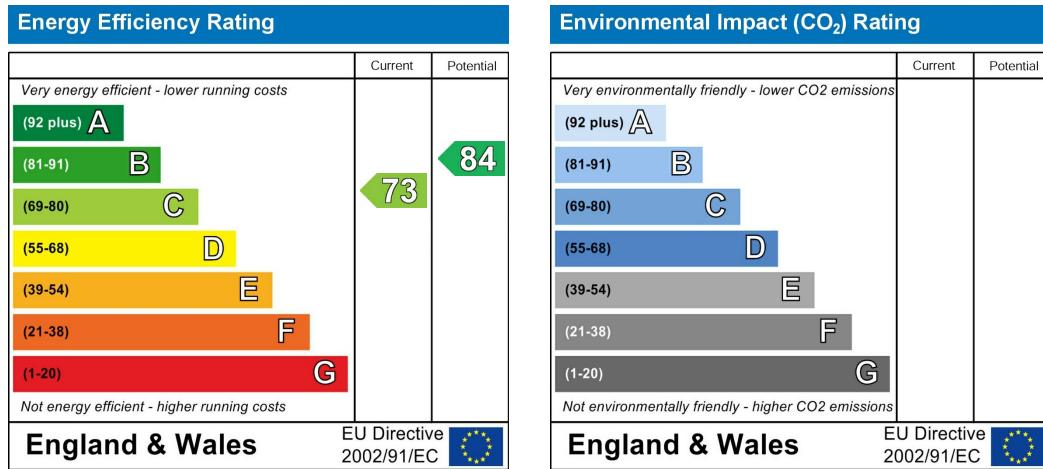




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Energy Efficiency Graph



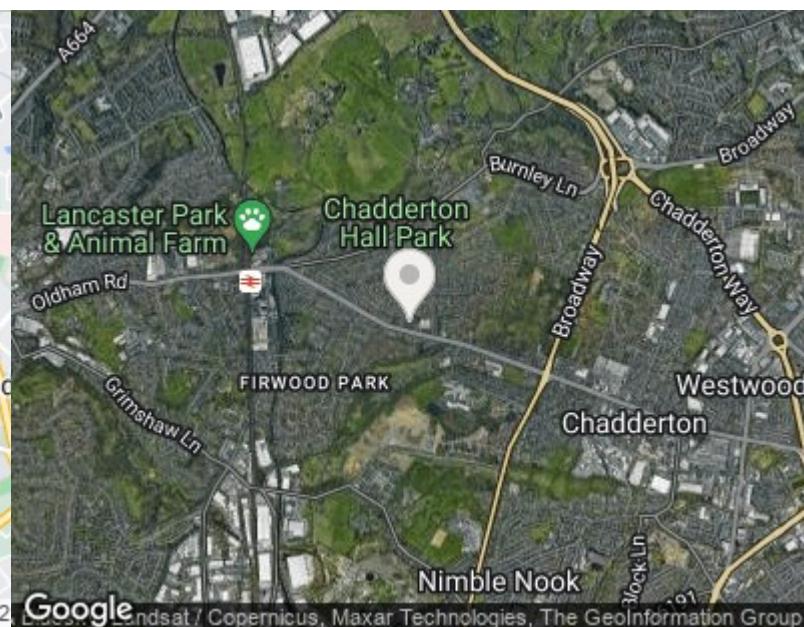
Viewing

Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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