



Alligin Close  
Chadderton, Oldham

£475,000

- Detached Family Home
- Fitted Master Bedroom With En-Suite
- Three Further Bedrooms, One Fitted
- Superb Kitchen/Dining Room
- Conservatory
- Driveway Parking
- Gardens To Front & Rear
- EPC Rating - C



An immaculately presented, executive, four bedroom, detached, family home situated in a highly desirable, quiet cul-de-sac location yet within easy reach of local amenities, public transport links and just a short drive to the North West motorway networks. Internal viewing is highly recommended to appreciate the size and quality of accommodation on offer. The property briefly comprises of: entrance hallway, w.c., lounge, superb kitchen/diner, conservatory, utility room and a sitting room to the ground floor and to the first floor four bedrooms (master en-suite) and a family bathroom. Externally there is a front garden with ample off road parking and a low maintenance, landscaped garden to the rear. The property benefits from uPVC double glazing throughout and gas central heating via a Worcester combi boiler that is serviced yearly by British Gas and operated by HIVE active heating.

#### ENTRANCE HALLWAY

With Composite entrance door (fitted this year), tiled floor covering, coved ceiling, radiator, staircase leading to the first floor.

#### WC

Fitted in 2020 and comprising of a low level w.c., wash hand basin, radiator, tiled floor covering, circular obscure uPVC double glazed window.

#### LOUNGE

11' 8" x 16' 7" (3.56m x 5.05m) With front aspect uPVC double glazed window, laminate floor covering, coved ceiling, feature fire with surround and hearth, radiator.

#### KITCHEN/DINER

13' 8" x 25' 0" (4.17m x 7.62m) Fitted with an excellent range of fitted wall and base units, Granite worktops, integrated dishwasher and microwave, freestanding seven ring hob and oven, plinth lighting, coved ceiling, tiled floor covering, storage cupboard, uPVC double glazed window and uPVC double glazed French doors leading into the conservatory.

#### CONSERVATORY

11' 2" x 11' 7" (3.4m x 3.53m) uPVC double glazed and brick construction with tiled floor covering, doors into the rear garden.

#### UTILITY ROOM

5' 1" x 10' 7" (1.55m x 3.23m) With fitted wall and base units, worktops, tiled floor covering, plumbed for an automatic washing machine, stainless steel sink unit.

#### SITTING ROOM

8' 0" x 16' 6" (2.44m x 5.03m) With front aspect uPVC double glazed window, fitted carpeting, spotlights, radiator.

#### LANDING

With fitted carpeting, access to a fully boarded loft via a pull down ladder.

#### BEDROOM ONE

12' 0" x 12' 2" (3.66m (max) x 3.71m) With front aspect uPVC double glazed window, laminate floor covering, radiator, a range of fitted wardrobes that were fitted in 2020.

#### ENSUITE

3' 2" x 8' 0" (0.97m x 2.44m) Fitted with a three piece suite in white comprising of: shower, low level w.c., wash hand basin with storage below, tiled floor covering, obscure uPVC double glazed window.

#### BEDROOM TWO

10' 2" x 10' 4" (3.1m x 3.15m) With rear aspect uPVC double glazed window, laminate floor covering, radiator, a range of fitted wardrobes that were fitted in 2020.

#### BEDROOM THREE

11' 4" x 10' 4" (3.45m x 3.15m (max)) With rear aspect uPVC double glazed window, laminate floor covering, radiator.

#### BEDROOM FOUR

8' 4" x 8' 0" (2.54m x 2.44m) With front aspect uPVC double glazed window, fitted carpeting, radiator.

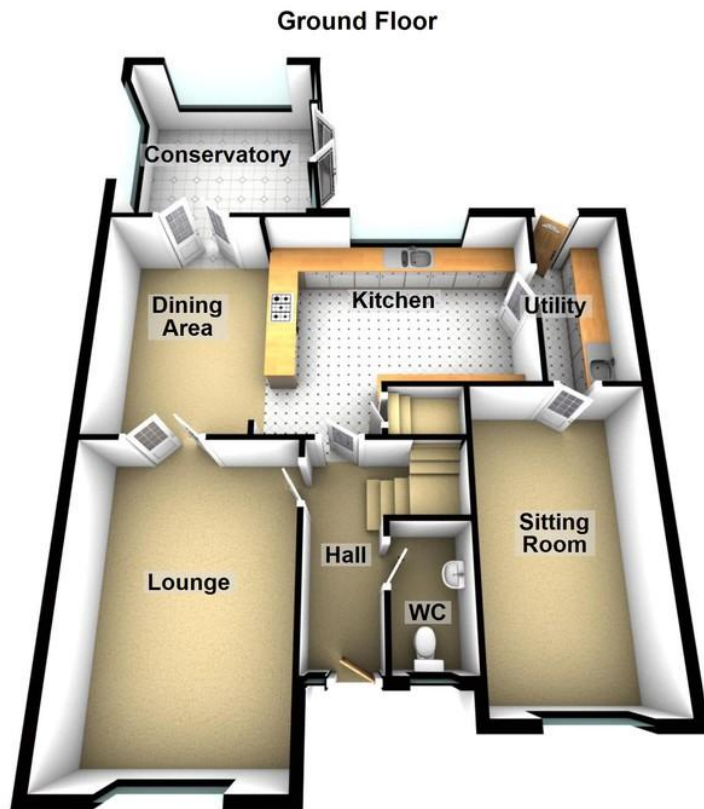
#### BATHROOM

8' 0" x 6' 11" (2.44m x 2.11m) Modern fitted three piece bathroom in white comprising of: a Whirlpool bath with LED lighting and jets, low level w.c., wash hand basin, tiled floor covering, under floor heating, spotlights, heated chrome towel radiator, obscure uPVC double glazed window.

#### EXTERNALLY

To the front of the property there is a driveway providing off road parking and a garden with lawn. The rear garden is enclosed with a patio area, raised flower beds, composite decking and has a hot and cold water supply. There is CCTV to the front and rear of the property.





**ADDITIONAL INFORMATION**

**TENURE:** Freehold - Solicitor to confirm details.

**COUNCIL BAND:** E

**VIEWING ARRANGEMENTS:** Strictly by appointment with the agents.

**AGENTS NOTE**

Whilst every care has been taken to prepare these sales particulars they are for guidance purposes only. Potential buyers should fully investigate any issues that maybe personally important to them prior to completion. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Fixtures and Fittings stated as included in the property are based on achieving the asking price.

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