



Queens Road
Chadderton, Oldham

Offers In Excess Of £750,000

- Substantial Detached True Bungalow
- Opportunity To Develop or Extend
- Situated On A Large Plot
- Four Bedrooms, Master En-suite
- Driveway Parking For Numerous Cars
- Integrated Garage
- Large Rear Garden
- EPC Rating -



A substantial, detached, true bungalow situated in a popular residential area. The property is situated on a large plot of approximately 1500 square meters (approx. 0.37 acres) and has had planning permission in the past for two further detached dormer bungalows (now lapsed). The property briefly comprises of: entrance vestibule, w.c, hallway, large lounge, sitting room/study, kitchen, four double bedrooms (master with recently fitted wardrobes, en-suite and dressing area), a family bathroom and an integrated garage. Located on a large plot with ample parking and benefitting from uPVC double glazing and gas central heating via a combi boiler that has been recently fitted in January 2021. There is also the potential to extend the existing property at first floor level or re-develop the whole plot for a number of houses subject to planning consent. The property may also have the potential for certain commercial operations subject again to planning. Some plans are available on request. The property has had cavity wall insulation installed and the loft is partially boarded and

fully insulated with double thickness insulation.

ENTRANCE VESTIBULE

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

WC

5' 1" x 4' 3" (1.56m x 1.3m)

HALLWAY

20' 4" x 14' 9" (6.2m x 4.5m)

LOUNGE

29' 6" x 14' 6" (8.99m x 4.42m) Two sets of electrically operated full length velvet curtains. Electric log burner with smoke effect (Optimist) remote controlled 2kw fire.

SITTING ROOM/STUDY

16' 3" x 12' 3" (4.95m x 3.73m)

KITCHEN

15' 3" x 15' 5" (4.66m x 4.7m) Five ring gas hob and gas double ovens.

BEDROOM ONE

12' 11" x 12' 9" (3.95m x 3.9m)

EN-SUITE SHOWER ROOM

8' 6" x 5' 9" (2.59m x 1.75m)

DRESSING AREA

8' 0" x 6' 0" (2.44m x 1.83m)

BEDROOM TWO

13' 10" x 9' 8" (4.22m x 2.97m)

BEDROOM THREE

10' 9" x 9' 10" (3.3m x 3.0m)

BEDROOM FOUR

13' 0" x 14' 9" (3.96m x 4.5m)

FAMILY BATHROOM

9' 10" x 9' 2" (3.0m x 2.8m)

GARAGE

19' 0" x 16' 0" (5.79m x 4.88m)

EXTERNALLY

To the front of the property there is a resin driveway providing off road parking for numerous cars leading to an integrated garage. There are two Victorian street lamps (not operational) at the front boundary wall. To the rear there is a good size garden with lawn area and patio areas. There is a Marquee anchored to the flagged patio (covered with black rubber 1ft sq tiles loose) 10m x 5m with BBQ and housing. The property benefits from two sets of electrically operated gates on the 'in' and 'out' driveway and the larger set of gates has a pedestrian access gate that opens when pushed from pavement side to give pedestrian access. There are also seven live CCTV fixed cameras.

ADDITIONAL INFORMATION

TENURE: Freehold - Solicitor to confirm details.

COUNCIL BAND: E

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

SOLAR PANELS: There is an 8kw PV solar panel system with two inverters (which are in the loft area) fitted generating a tariff of 100% @ 0.14p per kw hour and 50% generation @ 0.04p per kw hour. Usually returns approx. £1,000 per annum.

NB: Additional kitchen white goods plus swimming pool, hot tub, pond and associated equipment - negotiable.

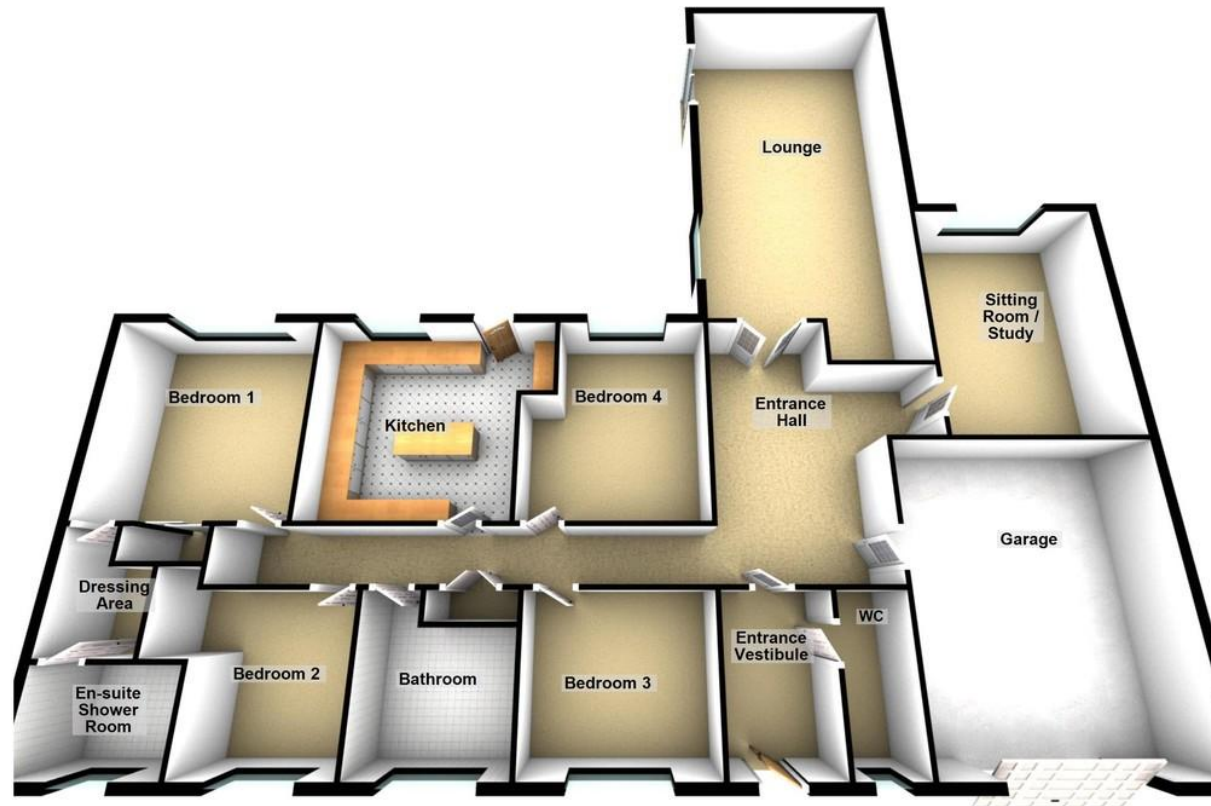
Keter plastic outside garden storage sheds x 2 measuring 10.5ft x 8ft - negotiable.

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.



Floorplan



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