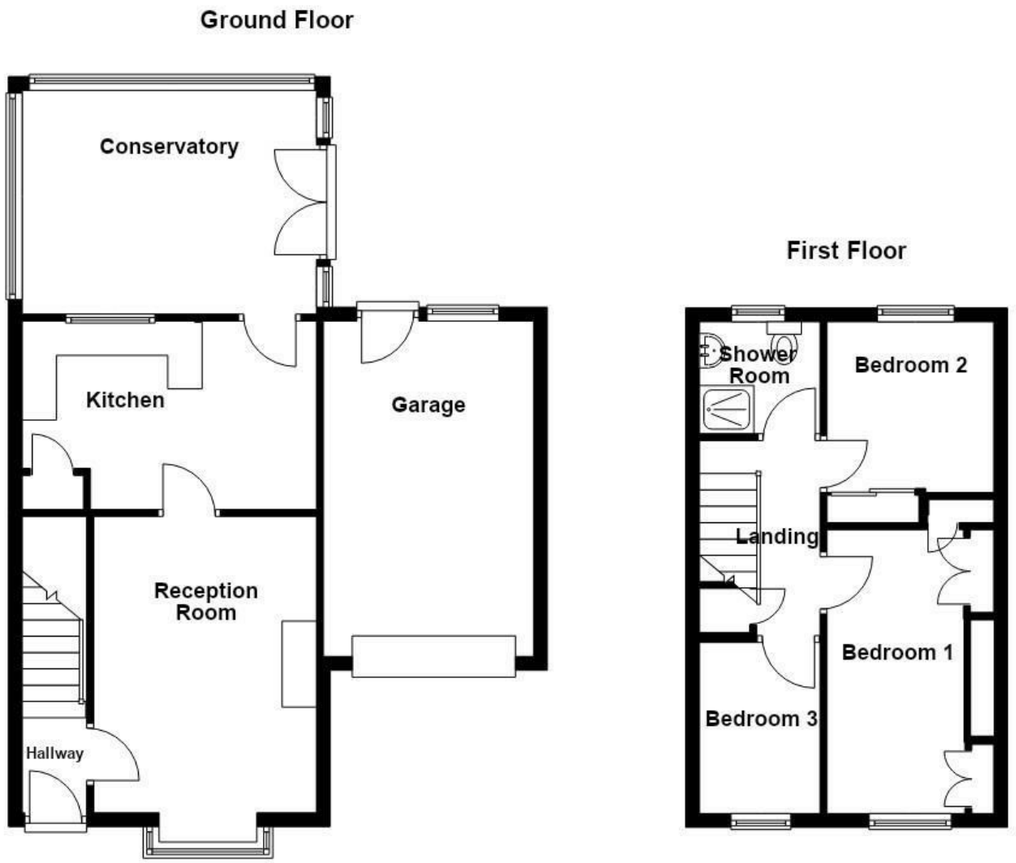
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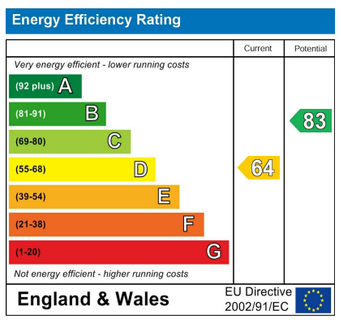
Total area: approx. 91.3 sq. metres (982.9 sq. feet)











Sprucewood, Chadderton, OL9 9UA

£1,300 Per Month

NEW TO RENTAL MARKET - THREE BEDROOM SEMI DETACHED HOME WITH GARAGE AND CONSERVATORY

The spacious living area leads into a modern fitted kitchen and assess to conservatory. With views of the private rear garden.
The three well-proportioned bedrooms offer ample space for family members or guests, ensuring comfort and privacy. Each room is designed to be versatile, allowing for personal touches to make it truly feel like home.
One of the standout features of this property is the large private garden, which is perfect for children to play in or for hosting summer barbecues with friends and family.
The garden provides a peaceful retreat from the hustle and bustle of daily life, making it an ideal space for relaxation.
Additionally, the property includes a garage, providing convenient storage for vehicles or outdoor equipment.
Overall, this semi-detached house in Sprucewood is a wonderful opportunity for families seeking a comfortable and inviting home in a friendly neighbourhood. With its excellent features and spacious surroundings, it is sure to appeal to those looking for a place to create lasting memories.

Some images have been staged using AI software, to enhance the properties potential.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Sprucewood, Chadderton, OL9 9UA

£1,300 Per Month

3 1 2 D

- Semi Detached Property
- Spacious Reception Room & Conservatory
- Off Road Parking & Garage
- Three Bedrooms
- Three Piece Shower Room
- Fitted Kitchen
- Enclosed Rear Garden

Ground Floor

Entrance Hallway

8'5 x 3'1 (2.57m x 0.94m)

Composite front entrance door, central heating radiator, alarm system, stairs to the first floor and door to the reception room.

Reception Room

14'2 x 10'8 (4.32m x 3.25m)

UPVC double glazed bay window, central heating radiator, electric fire, television point and door to the kitchen.

Kitchen

14'1 x 9' (4.29m x 2.74m)

UPVC double glazed window, range of panelled wall and base units with laminate surfaces and tiled splashbacks, stainless steel one and a half bowl sink with drainer and mixer tap, electric oven with four ring electric hob, extractor hood, centre island, plumbing for washing machine, space for fridge freezer, tiled flooring and door to the conservatory.

Conservatory

14' x 10'8 (4.27m x 3.25m)

UPVC double glazed windows and French doors to the rear.

First Floor

Landing

9'3 x 6' (2.82m x 1.83m)

Loft access, fitted storage housing the boiler and doors to three bedrooms and shower room.

Bedroom One

15' x 7'9 (4.57m x 2.36m)

UPVC double glazed window, central heating radiator and fitted storage.

Bedroom Two

8'4 x 8' (2.54m x 2.44m)

UPVC double glazed window, central heating radiator and fitted storage.

Bedroom Three

8'2 x 5'9 (2.49m x 1.75m)

UPVC double glazed window and central heating radiator.

Shower Room

5'7 x 5'4 (1.70m x 1.63m)

UPVC double glazed window, central heating towel rail, dual flush WC, vanity top wash basin, direct feed shower unit, tiled elevations and vinyl flooring.

External

Front

Block paved driveway providing off road parking leading to the garage.

Garage

16' x 10' (4.88m x 3.05m)

Electric roller shutter garage door, UPVC double glazed window, television point, power and composite door to the rear.

Rear

Laid to lawn garden with paved patio, greenhouse and a shed.










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