

DAWSONS

Property Professionals since 1925

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Bronville Close, Chadderton, Oldham, OL1 2RH

Dawsons are proud to present this charming three-bedroom house presents an excellent opportunity for families and individuals alike. The property boasts a welcoming atmosphere, perfect for creating lasting memories.

As you step inside, you will find a spacious living area that invites natural light, creating a warm and inviting space for relaxation and entertainment. The well-appointed kitchen offers ample storage and workspace, making it ideal for culinary enthusiasts. Each of the three bedrooms is generously sized, providing comfortable retreats for rest and privacy.

The outdoor space is equally appealing, featuring a manageable garden that offers a delightful area for outdoor activities or simply enjoying the fresh air. The location is particularly advantageous, with local amenities, schools, and parks within easy reach, ensuring that all your daily needs are met.

This property is not just a house; it is a home waiting to be filled with life and laughter. With its ideal location and spacious layout, it is a perfect choice for those looking to settle in a friendly community. Do not miss the chance to make this lovely house your new home.

Offers Over £280,000



**CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS**



Bronville Close, Chadderton, Oldham, OL1 2RH

- Semi-detached family home
 - Landscaped rear garden
 - Large driveway with off parking
- Extended to the rear
 - Popular cul-de-sac location
 - Garage
- Modern open plan kitchen diner
 - Early internal inspection recommended

GROUND FLOOR

Hallway

UPVC front door, leading into...

Living room

14'4 x 16'2 (4.37m x 4.93m)

Feature fireplace with electric fire, laminate flooring, uPVC double-glazed bay window central heating radiator, stairs leading to first floor

Kitchen/Breakfast room

16'1 x 16'2 (4.90m x 4.93m)

A range of modern wall and floor mounted units,, double gas oven and 7 ring ceramic hob with chimney hood over, Integrated dishwasher and wine cooler, laminate flooring, recess spotlights, uPVC double-glazed windows and French doors leading outside.

Dining area

6'9 x 12'4 (2.06m x 3.76m)

Laminate flooring, uPVC double-glazed window, central heating radiator.

Landing

Loft access, doors leading onto..

Bedroom 1

11'3 x 9'3 (3.43m x 2.82m)

uPVC double-glazed window, central heating radiator.

Bedroom 2

8'3 x 6'1 (2.51m x 1.85m)

Fitted wardrobes, uPVC double-glazed window, central heating radiator

Bedroom 3

9'1 x 9'8 (2.77m x 2.95m)

uPVC double-glazed windows, central heating radiator

Bathroom

6'1 x 8'3 (1.85m x 2.51m)

Under floor heating, white suite with tiled bath, pedestal wash hand basin, low-level WC, fully tiled, tiled floor, uPVC double-glazed window, clad ceiling with inset ceiling spotlights, Storage cupboard.

OUTSIDE

Lawned area to front with block paved driveway leading to garage. The rear of the property is laid with artificial grass, decking and flagged patio area.

Garage

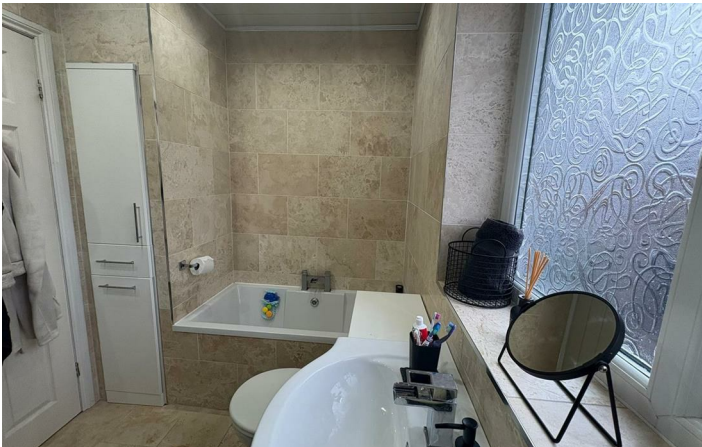
18'1 x 7'7 (5.51m x 2.31m)

Up and over door to front.

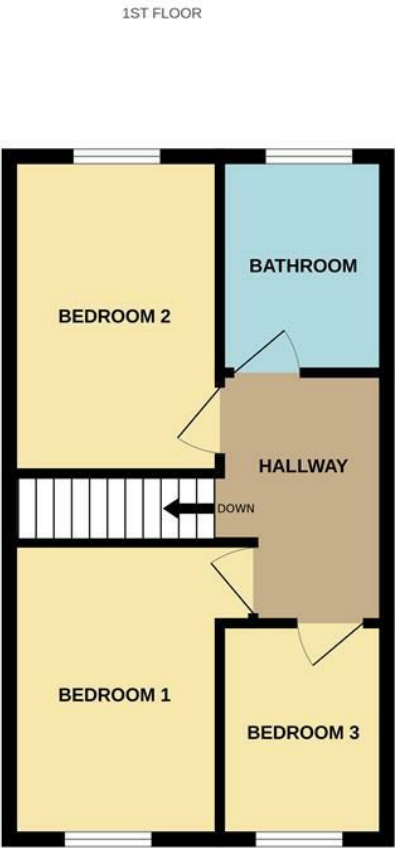
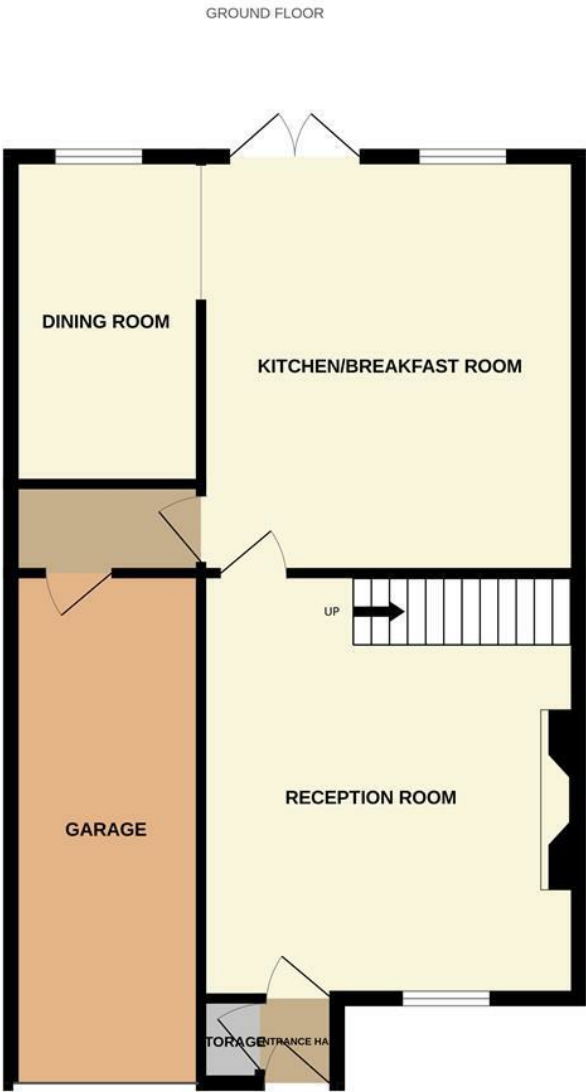
FIRST FLOOR



Directions



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	