



# Amberwood, Chadderton

£285,000

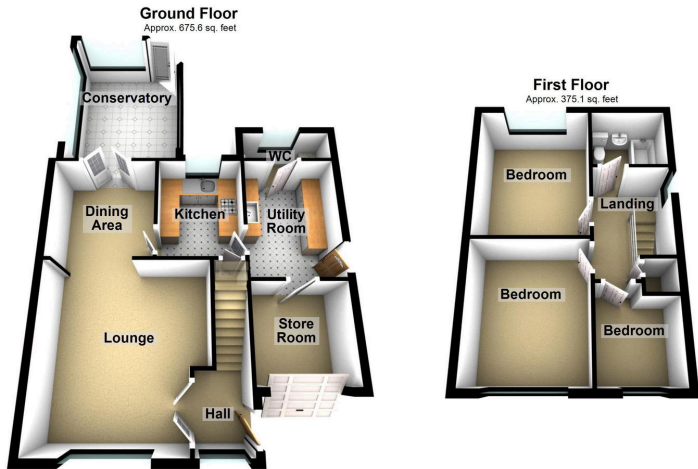
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- Detached Family Home
- Large Corner Plot
- Cul de Sac Location
- Well Presented
- Three Bedrooms
- Potential To Extend
- Ample Driveway Parking
- EPC - tbc



Occupying a large corner plot is this three bedroom link detached property with the potential to extend to both the side and rear (with relevant planning permissions). Situated in a quiet cul de sac location on the ever popular Firwood Park development the property offers great family accommodation. Close to excellent local schools, within easy access of the railway network at Mills Hill, transport links and local amenities. Internally the property comprises entrance hall, spacious lounge, dining room, conservatory, modern fitted kitchen, utility room, store room and cloaks/w.c. Off the first floor landing there are three bedrooms (two with fitted wardrobes) and modern family bathroom. Externally there is a large driveway providing ample off road parking and to the side and rear are very good size landscaped gardens. The property also benefits from gas central heating and double glazing. Viewing is recommended to appreciate the potential this property offers.



Total area: approx. 1050.7 sq. feet

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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