



Roachwood Close, Chadderton, Oldham

Offers In Region Of £344,950

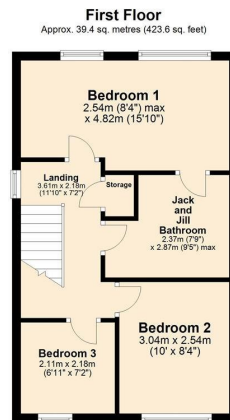
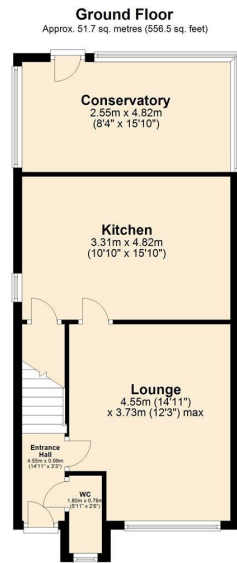
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- CHAIN FREE
- SEPERATE GARAGE
- TWO RECEPTION ROOMS
- JACK AND JILL 4 PIECE BATHROOM
- FRONT AND REAR GARDENS
- STUNNING INTERIOR
- MODERN KITCHEN
- DRIVEWAY

***CHAIN FREE** **CUL-DE-SAC** **BEAUTIFULLY PRESENTED**
****DETACHED** **DETACHED GARAGE** **FRONT AND REAR
 GARDENS** **DRIVEWAY** **SOUGHT AFTER AREA** **IDEAL
 FOR FAMILIES******

This stunning 3 bed detached family home nestled in a quiet cul-de-sac on the sought after Firwood Park Estate in Chadderton. Occupying a large corner plot which boasts a well-maintained front garden with block paved driveway for up to 3 cars and a detached garage with electric door and ample storage space.



Total area: approx. 91.1 sq. metres (980.1 sq. feet)

Energy performance certificate (EPC)

3 Rochwood Close Chadderton OL9 9JH	Energy rating D	Valid until: 31 May 2032 Certificate number: 0440-2598-1060-2160-3095
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Property type: Detached house

Total floor area: 92 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on [the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:
 the average energy rating is D
 the average energy score is 60

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