





# 38 Meadway, Chadderton

£359,950

🛏️ 4 🚿 1 🚗 3

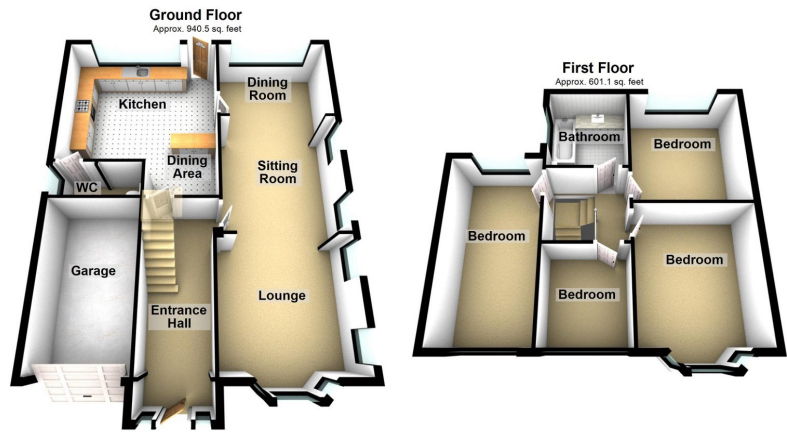


- Spacious Detached Property
- Four Bedrooms
- Two Receptions Rooms
- Ideal Family Home
- Popular Location
- Gardens Front and Rear
- Driveway and Garage
- EPC Rating D





Offering spacious accommodation throughout with over 1400 square feet of living space is this four bedroom three reception room detached property. Ideally suited to the young and growing family the location is perfect with Moston train station a 5 minute walk away, the Metrolink a 15min walk away and the north west motorway only a short drive away plus, excellent transport links, amenities and local schools all within walking distance. This versatile property is ready for the next owner to put their mark on it to call it home. The living space briefly comprises of entrance hallway, lounge which is open plan to the sitting room and a dining room, good size kitchen with breakfast bar and a downstairs wc. Off the first floor landing there are four good size bedrooms and a family bathroom. Externally there is a driveway leading to a single garage and to the rear a good size garden with lawn and patio. Viewing is a must to appreciate the size of accommodation on offer.



Total area: approx. 1541.6 sq. feet

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Chadderton Office  
 509 Middleton Road,  
 Chadderton, Oldham,  
 OL9 9SH

chadderton@kirkham-property.co.uk  
 t: 0161 626 5688