



# 17 Cragg Road, Healds Green, Chadderton

Offers Over £250,000

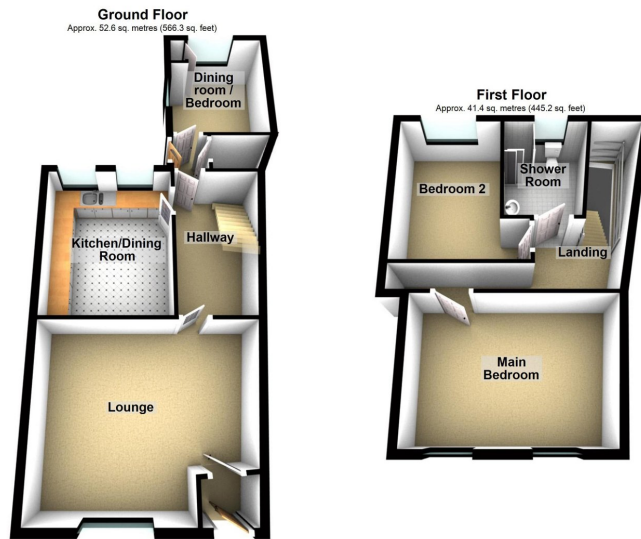
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- No Chain
- Amazing Location
- Extended
- Private Parking
- Two/Three Bedrooms
- Large Kitchen/Dining Room
- Overlooking Open Fields
- EPC: C



Tucked away in this exclusive spot in Healds Green is this lovely two/three bedroom cottage built in 1925 and offered with no chain. Accommodation comprising: Entrance vestibule, lounge, large inner hallway/study area, kitchen/dining room, store area and a bedroom or dining room. To the first floor are two bedrooms and a good size shower room. Extensive views from the rear overlooking open countryside. To the rear is a paved garden, lovely for spending some quality time in. Private parking on The Cragg for up to three cars just across from the house. This location is very beautiful and has a very rural feel to the area. Call us today to arrange a viewing. NO CHAIN.



Total area: approx. 94.0 sq. metres (1011.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(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	

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