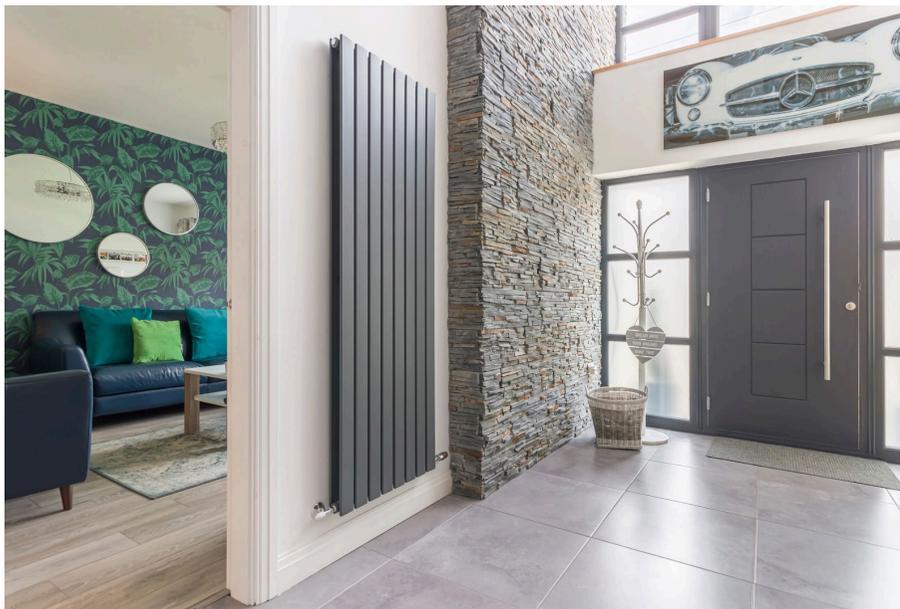




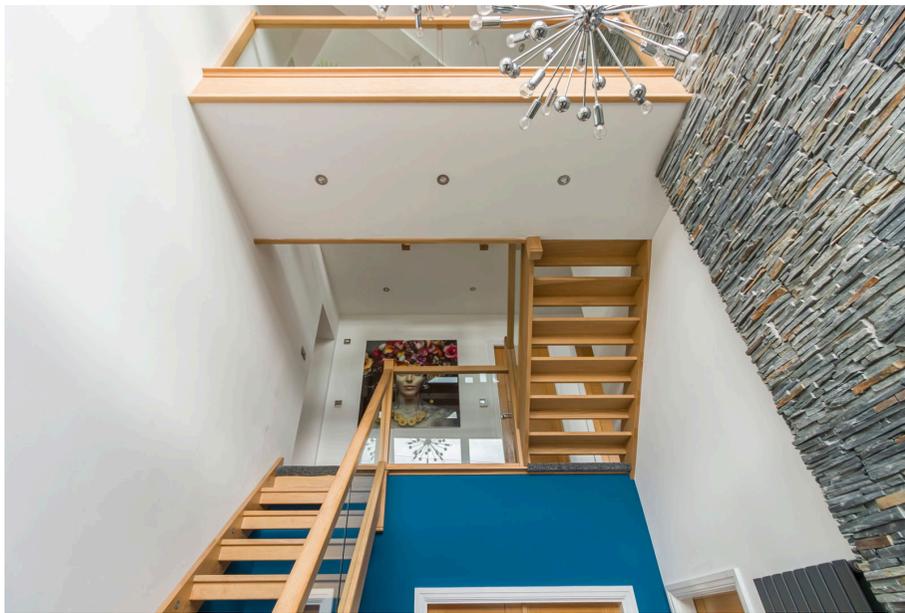
# 4 Kiln Hill Close, Chadderton

£850,000

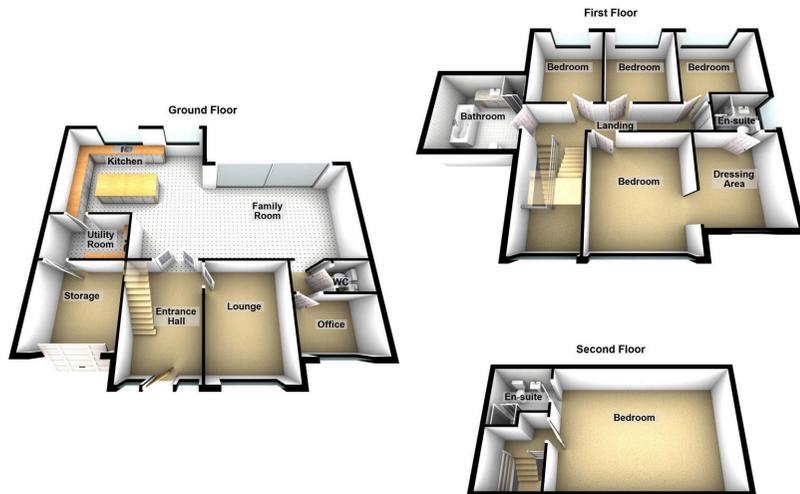
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- Large Detached Family Home • Individually Designed
- Five Bedrooms
- Two Reception Rooms
- Beautifully Presented
- MUST be Viewed
- Quiet cul-de-sac location
- EPC Rating B



Kirkham Property are delighted to offer for sale a stunning architecturally designed and built, five bedroom detached family home. A must see property that is a real credit to its current owner which was completed in 2017. Offering over 2,200 sq.ft. of pristine living to three floors all of which flood with natural light. Situated in an enviable cul-de-sac location close to well regarded local schools in North Chadderton and neighbouring Chadderton Hall Park. Externally to the rear there are private mature gardens providing a great amount of space for the family to enjoy with built in seating and gas fire pit, meanwhile to the front a driveway caters for your parking needs. This really is an impressive sized home with ample living space for a growing family and must be viewed to be appreciated.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	86
(69-80) <b>C</b>		
(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	

**Chadderton Office**

509 Middleton Road,  
Chadderton, Oldham,  
OL9 9SH

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