



# Netherfield Close, Werneth, Oldham

£400,000

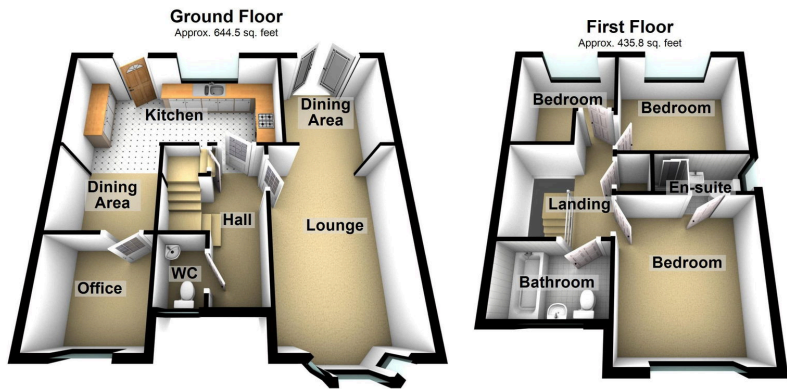
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- Stunning Executive Detached • Three Bedrooms
- FULLY Renovated
- Perfect Family Home
- Spacious Accommodation
- Planning Permission for Double Extension
- Tucked Away Location
- EPC - C



If you are looking for the perfect detached property, then this is the one for you and offered for sale with NO CHAIN therefore VACANT POSSESSION. Tucked away in a quiet cul de sac location is this STUNNING family home. Having been FULLY RENOVATED to a very high standard throughout the property is basically a brand new home in an old skin from new electrics and boiler through to new kitchen and bathroom this property has everything done and will provide a great family home for years to come. PLUS, there is planning permission granted for a double side and rear extension (planning ref HOU/351929/23). The spacious living area comprises entrance hall, downstairs wc, lounge, dining area, superb new kitchen with dining area and an office which could be used as an additional bedroom. Off the first floor landing there are three spacious bedrooms (master with En-suite) and a family bathroom. Externally there is driveway parking and a large enclosed family garden to the rear.



Total area: approx. 1080.2 sq. feet

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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