



# 46 Chadderton Hall Road, Chadderton

Offers Over £400,000

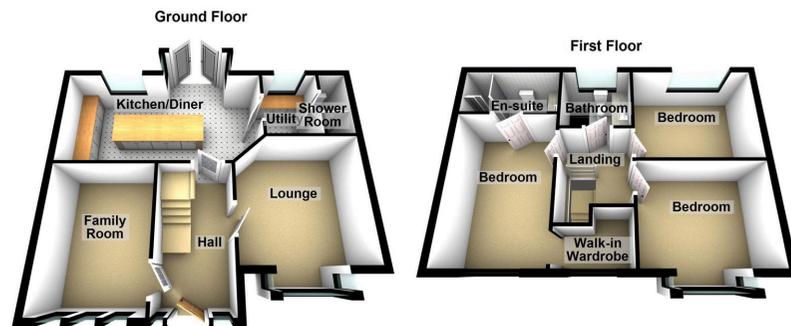
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- Extended Semi Detached
- Three Double Bedrooms
- Two Reception Rooms
- Immaculate Throughout
- Superb Family Home
- Must Be Viewed
- EPC - D



A rare opportunity to purchase an immaculately presented modern three double bedroom two reception room extended semi detached property. On a private gated plot the property has been meticulously improved by the current owners and really is in turn key condition, conveniently located for access to amenities, well performing schools and commuter links via the M62 motorway network. Internally the ample living space provides ideal family accommodation and comprises light and airy entrance hallway, lounge, family room (could be used as a dining room), superb modern kitchen with island, separate utility room and shower room. Off the first floor landing there are three double bedrooms (master with En-suite and walk in wardrobe) and a family bathroom. Externally the property provides secure gated off road parking to the front and to the rear an enclosed garden with artificial grass and patio area.



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

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