



209 Broadway, Chadderton

£239,950

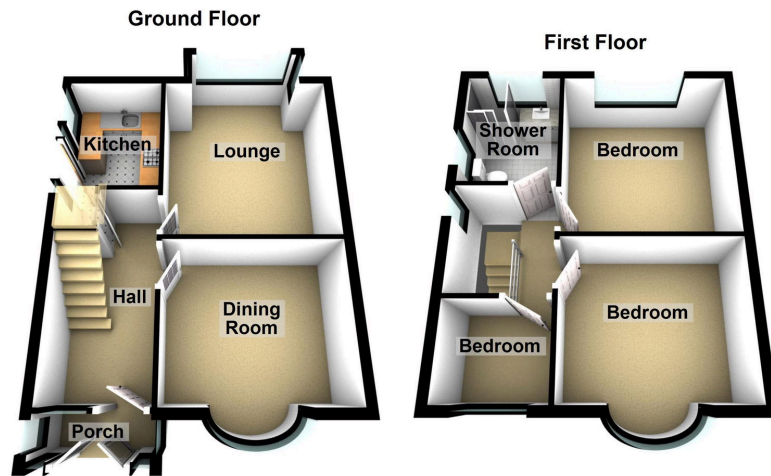
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- Semi Detached
- Three Bedrooms
- Two Reception Rooms
- Beautifully Presented
- Perfect Family Home
- Brand New uPVC Windows
- Gardens and Parking
- EPC - D



Kirkham Property are delighted to offer for sale this very well presented three bedroom two reception room traditional semi detached property. The current owners have improved and enhanced the character and features of the property and have installed new uPVC windows in 2023, electrical work including extra sockets throughout the house plus a new electric gate to the rear. Providing a superb home for the first time buyer or young and growing family the spacious accommodation comprises, entrance porch, hallway, lounge, separate dining room and kitchen to the ground floor. Off the first floor landing there are three bedrooms (two doubles and a good size single) and a modern shower room. Externally there is a lawned garden to the front with mature borders whilst to the rear a low maintenance garden with secure off road parking, enhanced by electric gates plus a detached single garage. Viewing comes highly recommended to appreciate this wonderful property.



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>		80
(55-68) <b>D</b>	64	
(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