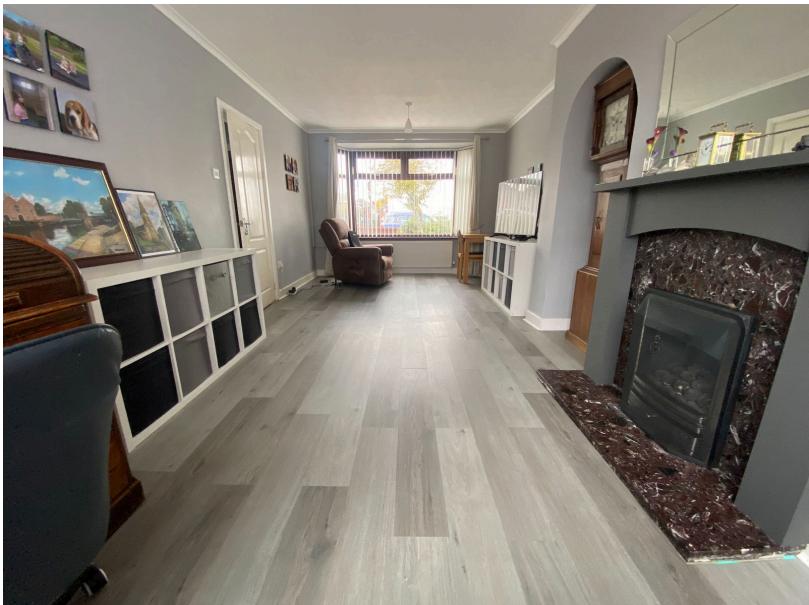




36 Mough Lane, Chadderton, Oldham, OL9 9PJ

£229,000

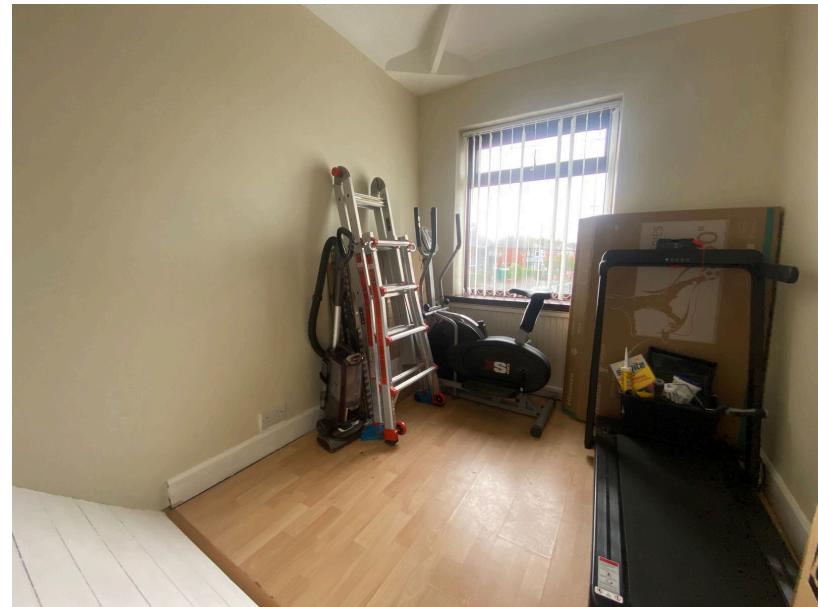
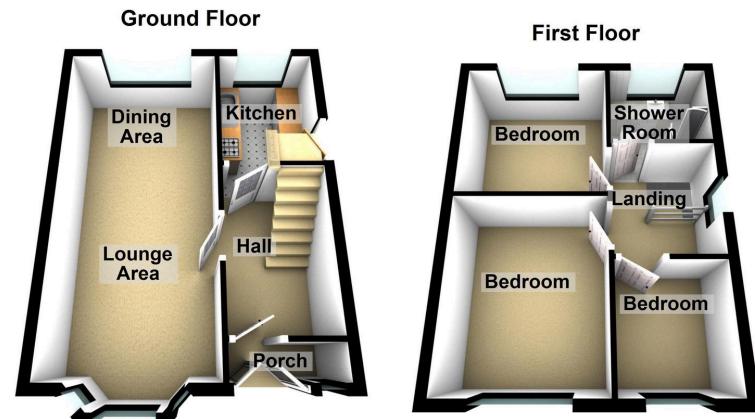
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- Semi Detached Property
- Three Bedrooms
- Good Size Corner Plot
- Ideal Family Home
- Well Presented
- EPC - D



Situated on a good size corner plot with the potential to extend (subject to planning permission) is this three bedroom semi detached property, ideally located close to well regarded local schools, amenities, excellent transport links and only a short drive to the North West motorway network. Ideally suited to the young and growing family this spacious, well presented home comprises porch, hallway, open plan lounge/dining and kitchen to the ground floor whilst off the first floor landing there are three bedrooms (two doubles and a good size single) and a modern shower room. Externally the property has a garden to the front whilst to the rear is a good size enclosed garden with double gates providing off road parking if needed. Internal viewing is recommended.



### Energy Efficiency Rating

|  | Current                 | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   | 81                      |           |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   | 62                      |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <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