



25 Owler Lane, Chadderton OL9 9PA

£270,000

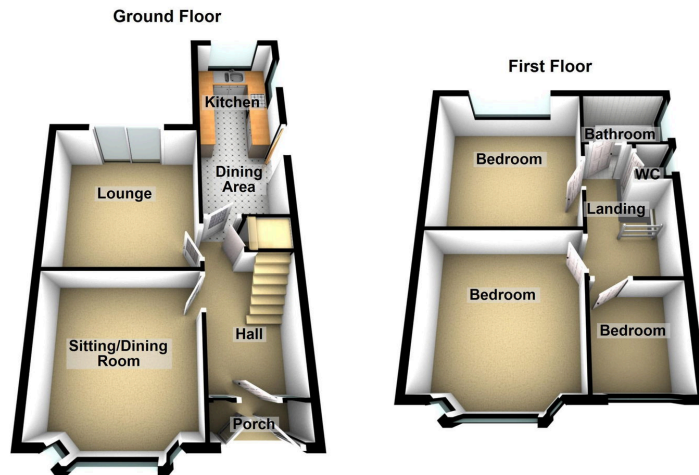
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- Extended Semi Detached
- Three Bedrooms
- Two Reception Rooms
- Popular Location
- Ideal Family Home
- EPC - D



Offered for sale with NO CHAIN therefore VACANT POSSESSION on completion is this extended three bedroom, two reception room semi detached property. Located close to well regarded local schools, amenities, transport links and only a short drive to the North West motorway network. The property offers excellent potential to provide a superb young and growing family home. Inside the ample living space comprises porch, entrance hallway, lounge, separate dining room and extended kitchen/diner to the ground floor whilst to the first floor there are three bedrooms (two doubles and a single) and a bathroom with separate wc. Outside you will find a garden to the front with a gated driveway providing ample off road parking with a car port and a detached single garage and to the rear an enclosed garden with lawn, mature trees and bushes and a patio area.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient – lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 80 |
| (55-68) D | 62 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient – higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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