



57 Rydal Avenue, Chadderton OL9 0RB

£259,000

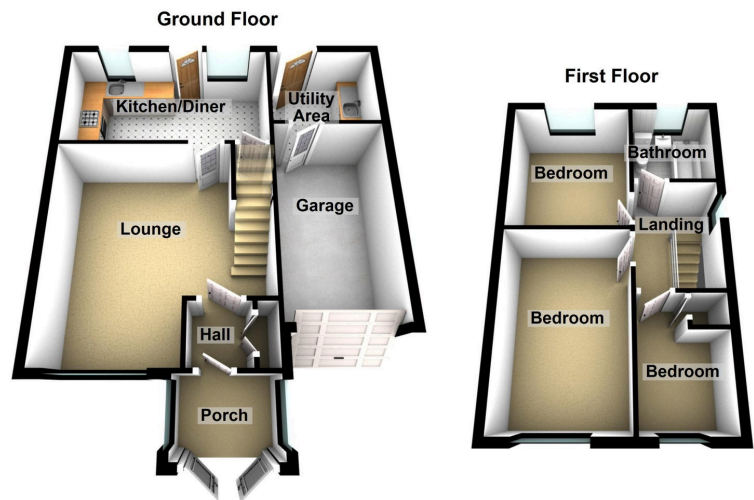
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- Semi Detached
- Ideal Family Home
- Popular Location
- Three Bedrooms
- Well Presented Throughout
- EPC - C



Ideally suited to the young and growing family is this three bedroom semi detached house located close to well regarded local schools, amenities, public transport links and just a short drive to the North West motorway network. The property is well presented throughout and ready for the new buyer to call it home. Internally the living space comprises porch, lounge and modern dining kitchen to the ground floor whilst off the first floor landing there are three bedrooms (two doubles and a single) and a family bathroom. Outside there is a resin driveway to the front providing off road parking leading to an attached single garage, whilst to the rear there is a tiered garden with Indian stone patio areas and lawn plus, access to the utility room at the rear of the garage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(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	

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