



12 Mough Lane, Chadderton

£244,950

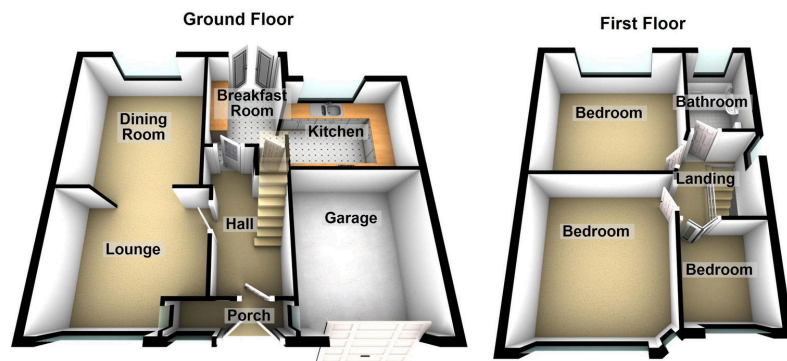
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- Semi Detached
- Three Bedrooms
- Two Reception Rooms
- Spacious Living Throughout
- Ideal Family Home
- EPC - D



Kirkham Property are pleased to offer for sale this three bedroom, semi-detached house, providing ideal family accommodation in a popular and sought after area of Chadderton close to well regarded local schools, public transport links and only a short drive to the North West motorway connections. The property briefly comprises of: entrance porch, hallway, lounge, dining room, breakfast room and kitchen to the ground floor with three bedrooms and a brand new family bathroom to the first floor. Externally there is a driveway to the front providing off road parking leading to an attached garage and an enclosed garden to the rear. The property benefits from uPVC double glazing and gas central heating.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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