



5 Irk Vale Drive, Chadderton OL1 2TW

£550,000

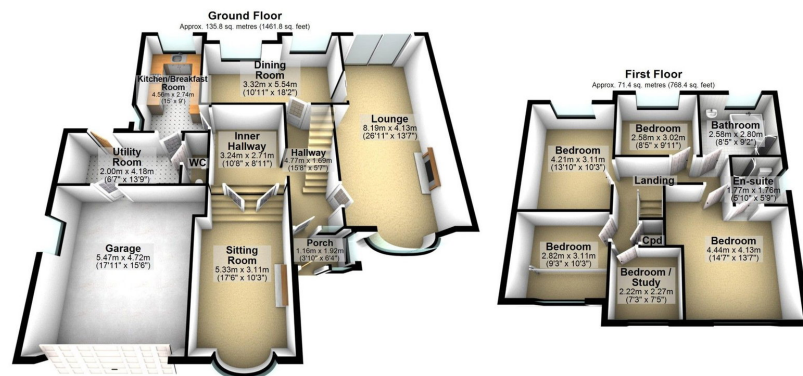
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- Executive Detached Home
- Sought After Location
- Fantastic Family Home
- Spacious Living
- Five Bedrooms
- Beautiful Condition
- Gardens and Large Double Garage
- EPC - C



Kirkham Property are delighted to offer for sale this five bedroom detached family home situated in an enviable and sought after location close to well regarded local schools, such as Mills Hill Primary School and North Chadderton School as well as providing convenient access to local amenities, transport networks and Chadderton Hall Park. This is an impressively sized family home with ample living space on what is arguably one of Chadderton's most prestigious developments. The living space provides nearly 2000 sq feet of accommodation and briefly comprises to the ground floor, porch, entrance hallway, lounge, dining room, a further separate sitting room, kitchen, utility room and WC. Off the first floor landing there are five bedrooms (master with modern ensuite shower room) and a large four piece family bathroom.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	72	
(55-68) D		
(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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