



322 Broadway, Chadderton OL9 9QP

£245,000

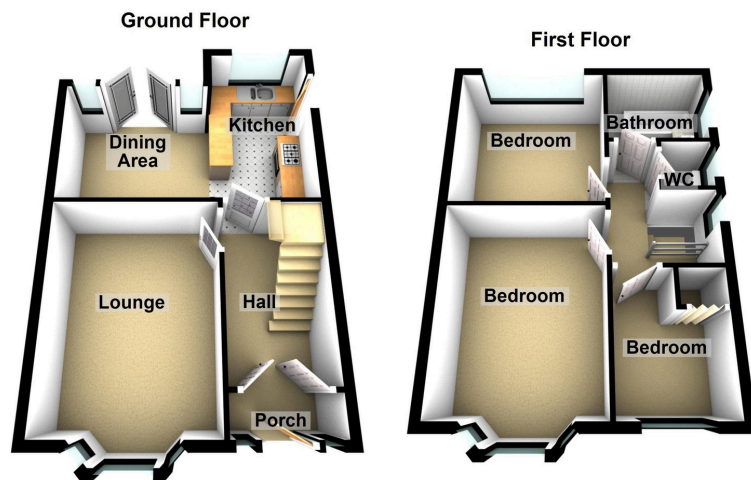
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- Semi Detached
- Beautifully Presented
- Gardens and Garage
- Three Bedrooms
- Perfect Family Home
- EPC - D



Beautifully presented throughout and ready for the next family to call it home is this three bedroom semi-detached property. Situated in a convenient location close to local amenities, within walking distance of well regarded schools and transport links and only a short drive to the North West motorway network. Internally the ample living space comprises, to the ground floor, porch, entrance hall, lounge and an open plan kitchen and dining room. To the first floor are three bedrooms (two doubles, the master with fitted wardrobes and a good size single) and a bathroom with separate WC. Outside you will find a low maintenance garden to the front whilst to the rear is a beautiful large garden with lawn and patio area plus the added bonus of a detached single garage. The property also benefits from gas central heating and double glazing. Viewing is a must if you are looking for a spacious family home.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(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	

**Chadderton Office**

509 Middleton Road,  
Chadderton, Oldham,  
OL9 9SH

chadderton@kirkham-property.co.uk  
t: 0161 626 5688