



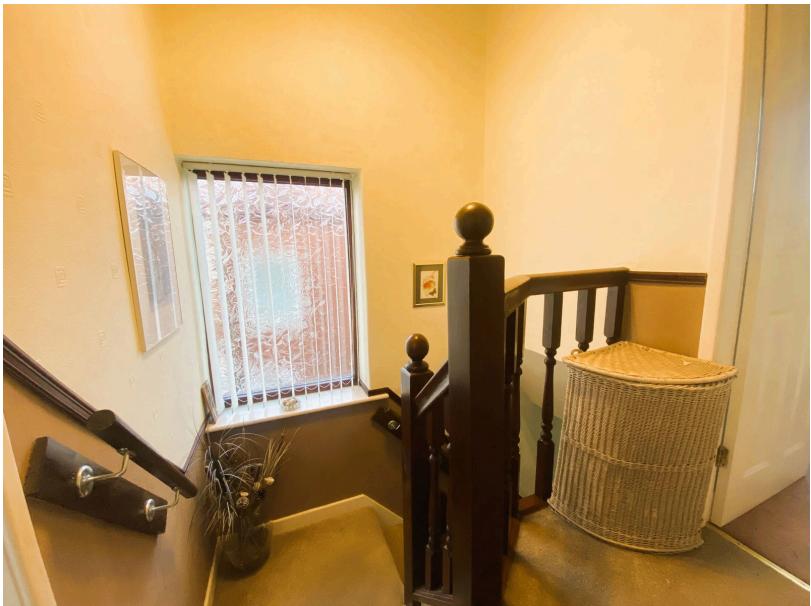
184 Broadway, Chadderton OL9 9JH

£235,000

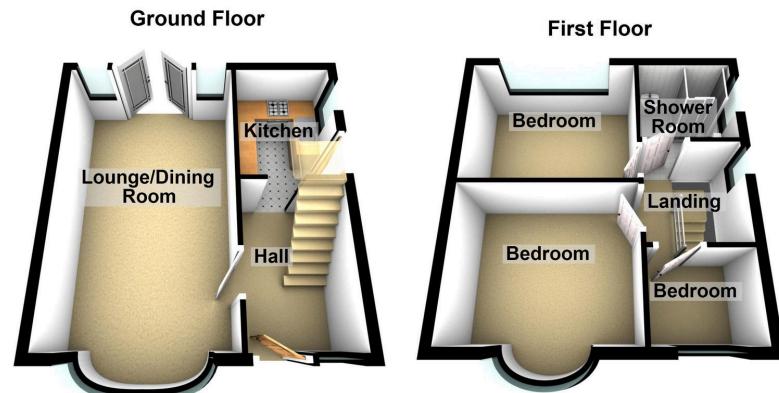
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- Semi Detached
- Three Bedrooms
- Through Lounge/Dining
- Excellent Potential
- Gardens Front and Rear
- Ideal Family Home
- EPC - D



Offered for sale with NO CHAIN therefore VACANT POSSESSION on completion is this three bedroom bay window semi detached property. Providing excellent potential the property is perfectly suited to the young and growing family being ideally located within walking distance to well regarded schools, local amenities and excellent transport links. Internally the living space comprises entrance hallway, through lounge/dining and kitchen to the ground floor, whilst to the first floor there are three bedrooms (two doubles and a single with the master having fitted wardrobes) plus a modern wet room. Outside you will find a lawned garden to the front with mature borders, paved down the side of the house leading to the rear garden that has a lawn, mature boarders, patio area and useful brick built storage. The property also benefits from gas central heating and double glazing.



#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Chadderton Office

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