

# Thompson Estates

LETTINGS AND SALES

Thompson Estates  
163 Stamford Street Central  
Ashton-Under-Lyne  
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## Monna Road, Chadderton, Oldham

Our sister company YOUR PROPERTY CENTRE are delighted to bring in the sought-after residential area of Monna Road, Chadderton, Oldham, this charming three-bedroom house presents an excellent opportunity for families seeking a comfortable and well-maintained home.

The property boasts a spacious reception room, perfect for entertaining guests or enjoying family time.

Each of the three bedrooms is thoughtfully designed, providing ample space for relaxation and privacy. The master bedroom features an ensuite bathroom, ensuring convenience and comfort, while the additional family bathroom and a downstairs WC cater to the needs of a busy household.

The property is complemented by a garage, offering secure parking for one vehicle, along with front and rear gardens that provide delightful outdoor spaces for children to play or for hosting summer gatherings.

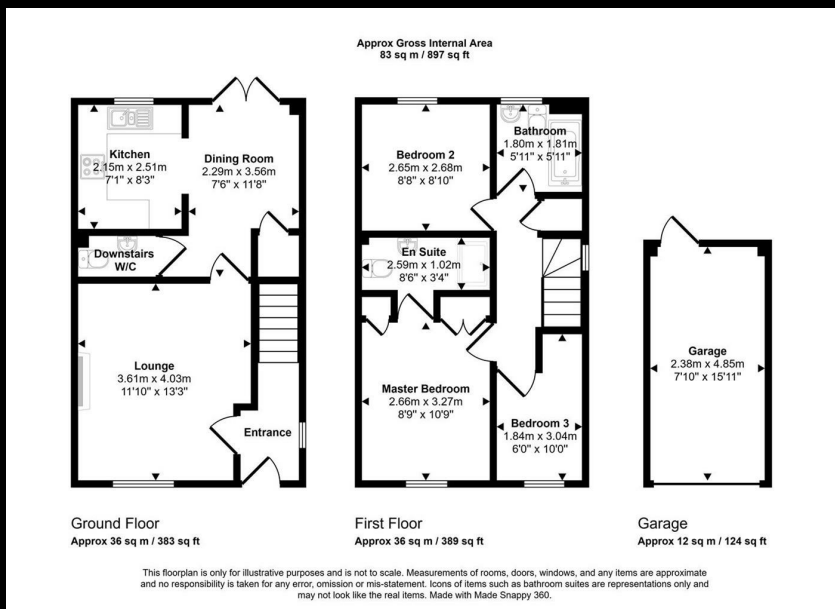
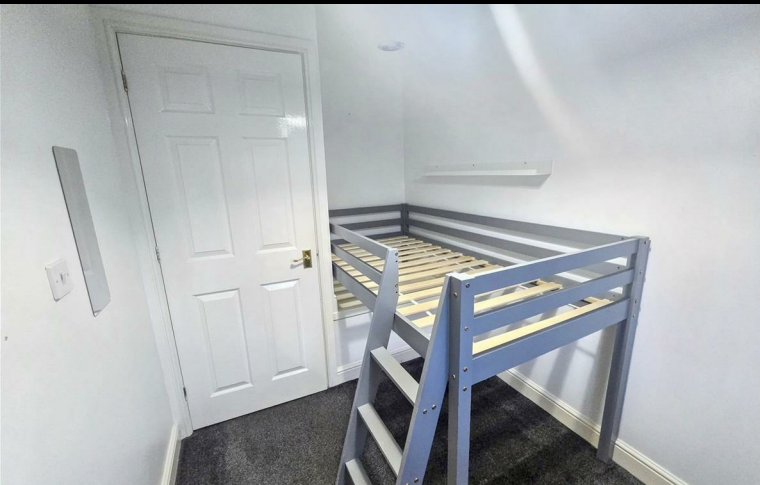
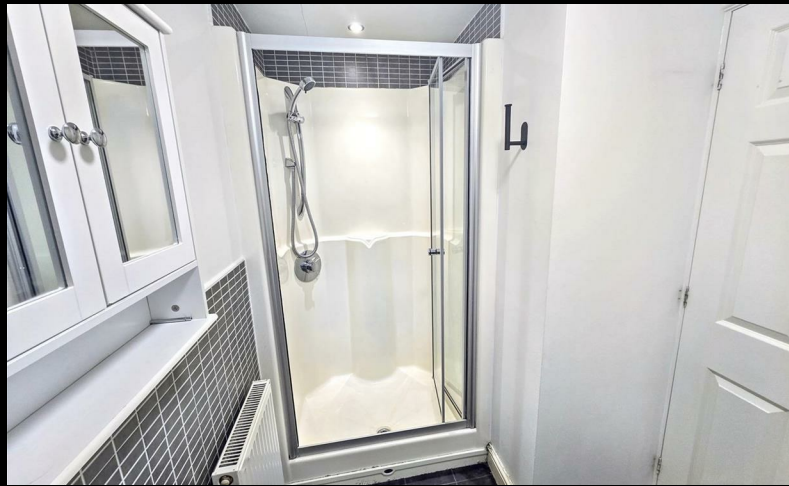
With no onward chain, this home is ready for you to move in and make it your own. Its well-maintained condition means you can enjoy the benefits of modern living without the hassle of immediate renovations.

This delightful house on Monna Road is not just a property; it is a place where memories can be made. Don't miss the chance to view this lovely home in a popular area, ideal for families and individuals alike.

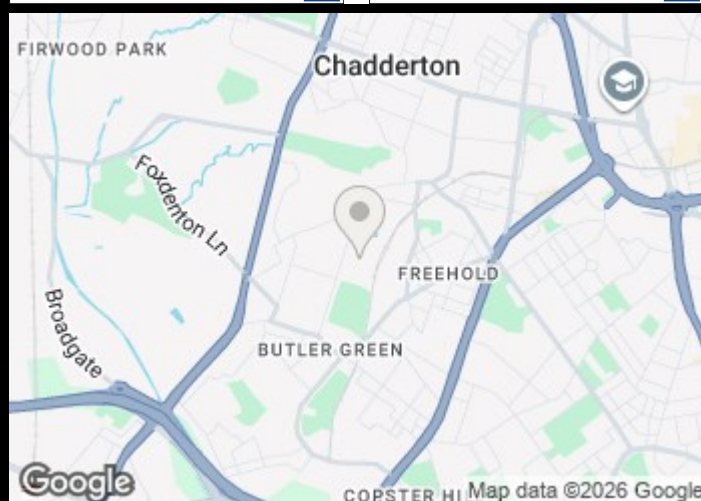
- House
- Bedrooms- 3
- Bathrooms- 3
- Receptions- 1
- EPC- C

Offers in excess of

# £230,000



| Energy Efficiency Rating                    |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---------------------------------------------|-----------|-----------------------------------------------------------------|-----------|
| Current                                     | Potential | Current                                                         | Potential |
| Very energy efficient - lower running costs |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) <b>A</b>                          |           | (92 plus) <b>A</b>                                              |           |
| (81-91) <b>B</b>                            |           | (81-91) <b>B</b>                                                |           |
| (69-80) <b>C</b>                            |           | (69-80) <b>C</b>                                                |           |
| (55-68) <b>D</b>                            |           | (55-68) <b>D</b>                                                |           |
| (39-54) <b>E</b>                            |           | (39-54) <b>E</b>                                                |           |
| (21-38) <b>F</b>                            |           | (21-38) <b>F</b>                                                |           |
| (1-20) <b>G</b>                             |           | (1-20) <b>G</b>                                                 |           |
| Not energy efficient - higher running costs |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales                             |           | England & Wales                                                 |           |
| EU Directive 2002/91/EC                     |           | EU Directive 2002/91/EC                                         |           |



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