



Dawlish Avenue, Chadderton OL9 0RF

£235,000

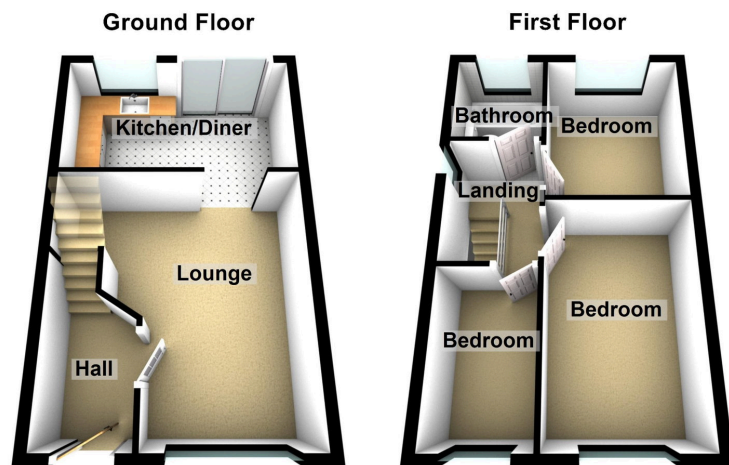
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- Semi Detached Property
- Three Bedrooms
- Ideal Family Home
- Popular Location
- Close to Well Regarded Schools
- EPC - D
- Located close to Elk Mill retail park and Chadderton Hall Park.



Located within the catchment area of well regarded local schools is this three bedroom well presented semi detached property. Having been improved and well maintained by the current owners the property has had a new boiler two years ago, new bathroom four years ago and a new kitchen last July. Ideally suited to either the first time buyer or young family the good size living space comprises entrance hallway, lounge and modern dining kitchen to the ground floor whilst to the first floor there are three bedrooms (two doubles and a single) and a modern family bathroom. Outside there is a lawn to the front with a block paved driveway providing providing off road parking and to the rear a good size enclosed garden and patio areas. Internal viewing is recommended to appreciate this lovely home.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	