



2 Cinder Hill Lane, Chadderton OL1 2SX

£475,000

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- Semi Detached
- Three Bedrooms
- Unique Individual Property
- EPC Rating C
- Large Plot
- Three Reception Rooms
- Excellent Potential



A rare opportunity to purchase a unique three bedroom, three reception room semi detached property. Set on a large plot with mature, landscaped gardens, gated driveway with an idyllic, semi-rural feel yet within walking distance to local amenities. Offering over 2,500 square feet set over three floors this will provide a perfect family home for many years to come. With potential to personalise the property (and extend subject to planning) the ample living space comprises porch, hallway, lounge, dining room, sitting room/study, kitchen/breakfast room, utility room and conservatory to the ground floor. Off the first floor landing there are three double bedrooms with the master having its own balcony and en-suite, family bathroom with separate wc plus a further two rooms in the attic. Externally the property has large mature gardens to the front side and rear plus a gated driveway leading to a detached garage and store room. This truly is a must see property!



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

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