





96 Oakbank Avenue, Chadderton OL9 0PW

£230,000

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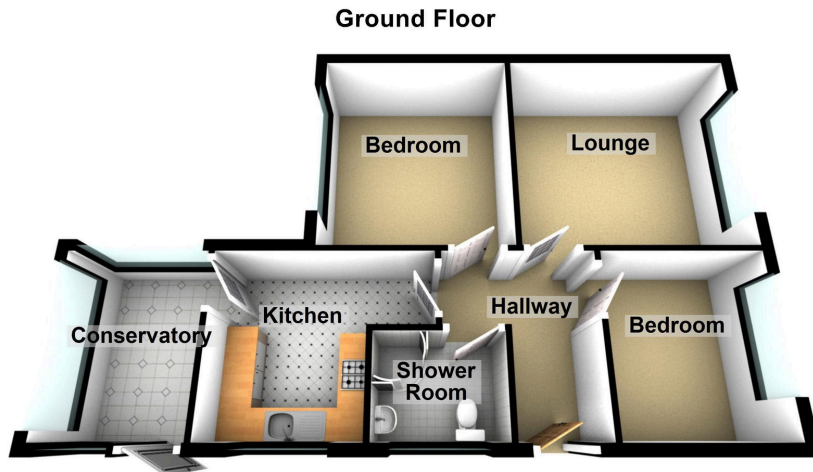
- Semi Detached Bungalow
- No Chain - Vacant Possession
- Detached Garage and Driveway
- Two Bedrooms
- Popular Location
- EPC - D







Offered for sale with NO CHAIN therefore VACANT POSSESSION on completion is this two bedroom semi detached true bungalow. Situated in a sought after location on Oakbank Avenue just off Chadderton Park Road within easy reach of good local schools and local amenities, transport links and walking distance to Chadderton Park and Mills Hill Railway Station. Ideally suited to those that are looking to down size or who want one level living. Inside the living space comprises entrance hallway, lounge, kitchen, conservatory, two bedrooms (one double with fitted wardrobes and a very good size single) and a modern shower room. Outside there is a lawn to the front with a driveway providing ample off road parking leading to a detached single garage, whilst to the rear a lawned garden with mature borders and a patio area. The property also benefits from double glazing and gas central heating.



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient – lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 83        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 66                      |           |
| (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

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