



64 Williams Crescent, Chadderton OL9 8BJ

£320,000

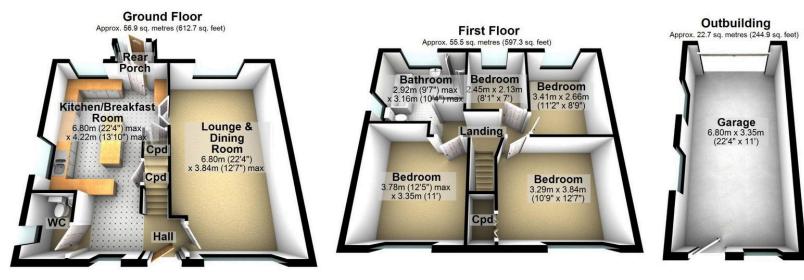
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- Detached Property
- Four Bedrooms
- Perfect Family Home
- Tucked Away Location
- Beautifully Presented
- Gardens Garage and Driveway
- EPC -



**NO CHAIN** Tucked away in the corner of a quiet street is this four bedroom detached property situated in a popular and convenient location in South Chadderton and within reach of all local amenities, transport links and the M60 motorway connections. Beautifully presented throughout this spacious property represents a rare opportunity to acquire a four-bedroom family home in one of Chadderton's most popular areas. Internally the ample living space comprises to the ground floor, entrance hallway, wc, beautiful modern kitchen/breakfast room, through lounge/dining and rear porch. Off the first floor landing there are four bedrooms (three doubles and a good size single) and a modern four piece family bathroom. Outside you will find mature trees and borders giving the property a very quiet secluded feel. To the rear there is a private enclosed garden with lawn and patio area plus a detached single garage with gated parking. Viewing is a must to appreciate this superb property.



Total area: approx. 135.6 sq. metres (1454.8 sq. feet)  
Disclaimer - Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, this plan is for illustrative purposes only and should only be used as such by any prospective purchaser.  
Plan produced using PlanIt.



### Energy Efficiency Rating

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