



6 Totnes Avenue, Chadderton OL9 0RE

£299,950

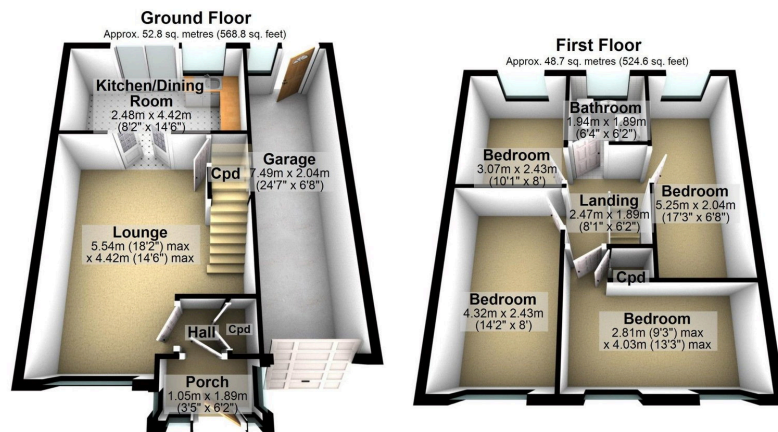
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- Semi Detached
- Beautiful Condition
- Ideal Family Home
- EPC - C
- Four Bedrooms
- Move In Ready
- Must Be Viewed



Presented in beautiful move in condition is this four bedroom semi detached home that has been meticulously maintained by the current owner and internal viewing comes highly recommended to appreciate the size and quality of accommodation on offer. Situated in a popular location close to well regarded local schools, local amenities and only a short drive to the North West motorway connections. Step inside and you will find porch, entrance hallway, lounge and dining kitchen. Off the first floor landing there are four bedrooms and a modern family bathroom. Outside to the front is a lawned garden with mature trees and bushes with a driveway leading to a larger than average garage, whilst to the rear there is an enclosed garden with lawn, borders and patio are plus rear access to the garage. Viewing is recommended to appreciate this superb family home.



Total area: approx. 101.6 sq. metres (1093.4 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 PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(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	

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