



1 Cloughs Avenue, Chadderton OL9 0NR

£347,000



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# 1 Cloughs Avenue, Chadderton OL9 0NR

Immaculately presented having just been FULLY RENOVATED from top to bottom is this beautiful extended three bedroom link detached property. Situated in a quiet, family-friendly cul de sac location it will provide a perfect family home for many years to come. Excellent schools nearby, transport links within walking distance including Mills Hill railway station and multiple bus routes plus local amenities. Move in ready internally the spacious accommodation comprises entrance hallway, downstairs wc, kitchen, light and airy lounge/dining, and utility room with integral access to the garage. Off the first floor landing there are three bedrooms (two doubles and a good single) and a family bathroom. Externally there is low maintenance garden to the front with a block paved driveway leading to a carport and integral single garage. To the rear is a an enclosed paved garden.





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This house is basically a new house in an old skin and has been superbly renovated throughout, some of the works completed are:

Fully re-wired throughout.

ALL Plumbing renewed, boiler is only 5 years old, has a full service record and is still under manufacturers warranty.

ALL new modern lighting and sockets including indirect lighting in the kitchen area and rear extension. Externally there is sensor controlled lighting to both the front and back plus external power points.

Fully re-plastered and decorated throughout.

Downstairs has new LVT flooring whilst the







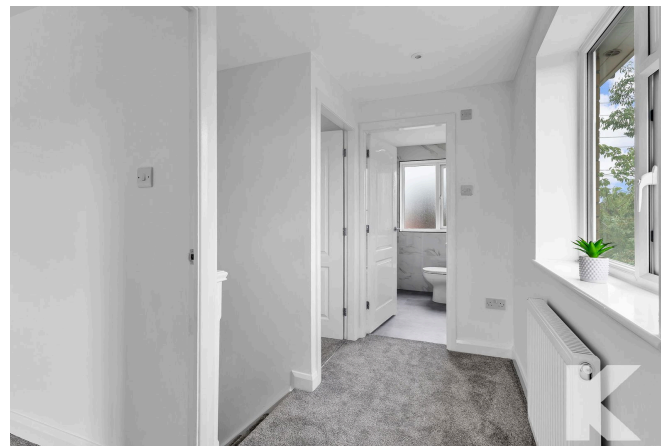
**WC**

**Lounge Diner**

7.06m x 4.65m (23'2" x 15'3")

**Kitchen**

3.07m x 3.61m (10'1" x 11'10")





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