





## 20 Maple Close, Chadderton OL9 0EQ

Offers In Region Of £232,500

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- Semi Detached
- Two Bedrooms and Loft Room
- Quiet Peaceful Location
- Large Corner Plot
- Potential To Extend (Subject to Planning)
- Well Presented Throughout
- Superb Family Home
- EPC - D







Situated in a quiet peaceful location is this well presented two bedroom (plus loft room) semi detached property. Well presented throughout the property sits on a good size plot with gardens to three sides offering the potential to extend the property (subject to planning permission). Providing a superb home for the young and growing family the ample living space comprises, to the ground floor, entrance hall, through lounge with French doors to the garden, good size kitchen/dining and useful utility/storage room. Off the first floor landing there are two double bedrooms and a modern shower room plus, stairs leading to the loft room. Externally the property has a large beautifully maintained garden with mature trees and bushes and numerous seating areas. Viewing is a must to appreciate this good size family home. The property also benefits from a new boiler in 2021.

