



58 Higher House Close, Chadderton

£280,000

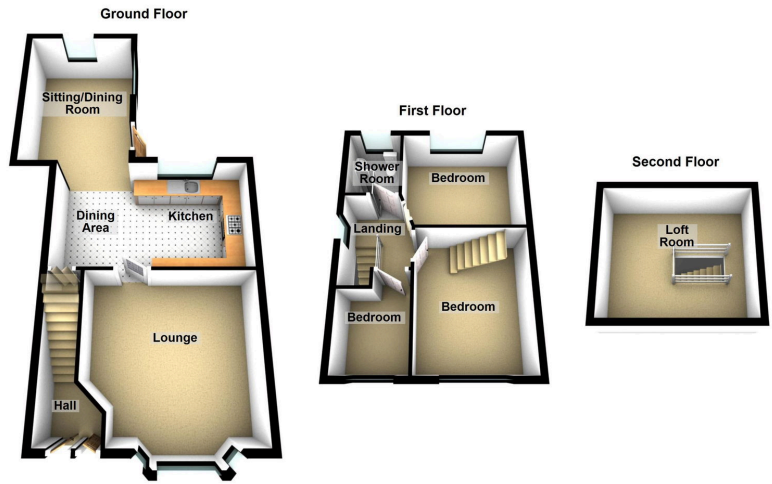
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- Extended Semi Detached
- Three Bedrooms
- Two Reception Rooms
- Immaculate Condition
- Perfect Family Home
- Cul de sac Location
- EPC - D



Presented in immaculate condition and ready to move straight in is this extended three bedroom semi detached family home. Located in a quiet cul de sac location the property is on a good size plot and has been meticulously maintained by the current owner. Internally the spacious accommodation comprises of, to the ground floor, entrance hallway, lounge, beautiful modern dining kitchen and sitting/dining room (which was previously used as a bedroom). To the first floor there are three good size bedrooms and a modern family shower room plus, a loft room that is used by the current owner as a guest bedroom. Externally there is a good size front garden with Indian stone paved patio and artificial grass that could easily be altered to provide off road parking. To the rear is an enclosed private garden with electric sockets and a shed with electrics.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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