



9 Irk Vale Drive, Chadderton , OL1

£499,500

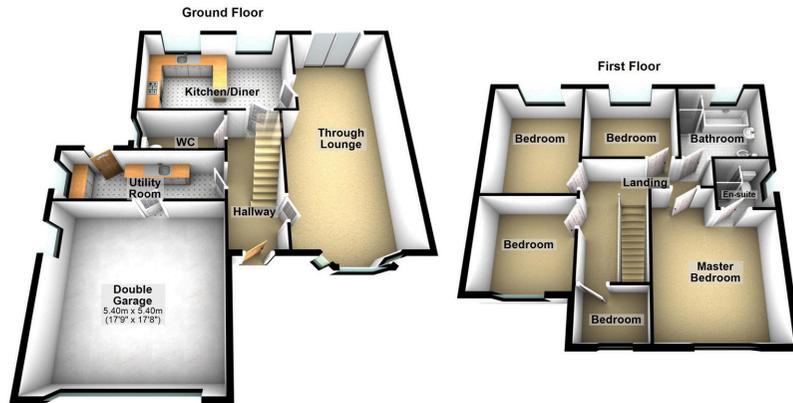
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- NO VENDOR CHAIN
- Sought After Location
- Spacious Accommodation
- Large Double Garage
- Executive Five Bed Detached
- Immaculately Presented
- Fantastic Family Home
- EPC Rating - C



For sale with NO VENDOR CHAIN - AN IMMACULATELY PRESENTED EXECUTIVE FIVE BEDROOM DETACHED FAMILY PROPERTY. Offering over 1,500 sq.ft. of generously proportioned pristine living accommodation, situated in an enviable and sought after location close to well regarded local schools, such as Mills Hill Primary School and North Chadderton School as well as providing convenient access to local amenities, transport networks and Chadderton Hall Park. The spacious layout briefly comprises:- Entrance Hallway, Lounge through Dining Room, Kitchen/Diner, Utility Room, WC to the ground floor and to the first floor there are Five Bedrooms (Master with en-suite) and Family Bathroom.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Chadderton Office

509 Middleton Road,
Chadderton, Oldham,
OL9 9SH

chadderton@kirkham-property.co.uk
t: 0161 626 5688