



Arnside Avenue, Chadderton

Offers Over £220,000

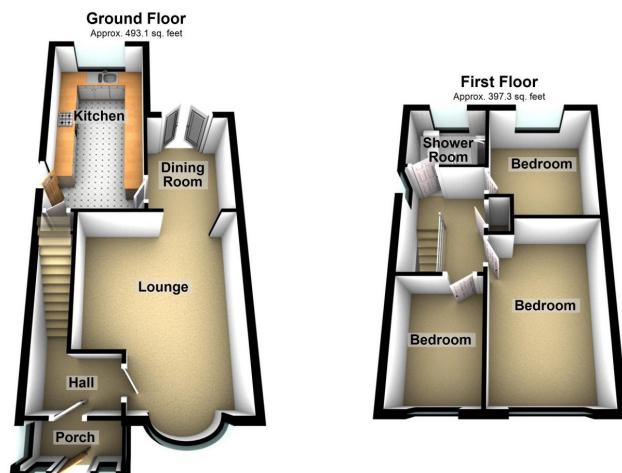
 3  1  1



- Extended Semi Detached House
- Superb Family Home
- Open Plan Lounge Dining
- Three Bedrooms
- Gardens and Detached Garage
- Well Presented
- Quiet Popular Location
- EPC - TBC



Offered for sale is this attractive, spacious and well presented extended, semi-detached house just off Fold Green. The property is within easy reach of all amenities, transport links and the motorway network. Ideally suited to the young and growing family the property is close to excellent local nursery's, primary and secondary schools. Situated in a quiet cul-de-sac location, the accommodation briefly comprises: entrance porch, hallway, lounge, dining area and an extended kitchen to the ground floor. To the first floor, there are three good size bedrooms (all with fitted wardrobes) and a modern shower room. The house has a fully maintained alarm system fitted. The property also benefits from gas central heating, with a new boiler fitted approximately twelve months ago and uPVC double glazing. Externally there are low maintenance front and rear gardens and a detached garage with remote controlled roller shutter door with alarm fitted.



Total area: approx. 890.4 sq. feet



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Chadderton Office

509 Middleton Road,
Chadderton, Oldham,
OL9 9SH

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

www.kirkham-property.co.uk