



# Fairfax Close, Chadderton , Oldham, OL9 9FQ

Offers Over £450,000

🛏️ 4 🚿 3 🚗 3



- Executive Detached
- Superb Family Home
- Good Size Family Garden
- Double Garage and Driveway
- Four Bedrooms
- Immaculately Presented
- Office / Study
- EPC - B

Occupying an enviable position in a quiet cul-de-sac location is this immaculately presented four bedroom executive detached family home. Every room throughout this home is generously proportioned and has been meticulously maintained by the current owners and is ready to move straight into. The accommodation internally comprises of entrance hallway, office for those who work from home, downstairs wc, lounge with patio doors to the garden, utility room, good size modern kitchen with an excellent range of units with integrated appliances and breakfast bar that opens up into the dining area again with patio doors to the garden. To the first floor there is a spacious landing leading to four good size bedrooms (master with en-suite) and a family bathroom. Externally to the front is a driveway providing off road parking leading to a double garage and to the rear is a great size family garden that is not overlooked with a lawn and patio areas.



Total area: approx. 1747.7 sq. feet

Score	Energy rating	Current	Potential
92+	A		93   A
81-91	B	85   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Chadderton Office**  
 509 Middleton Road,  
 Chadderton, Oldham,  
 OL9 9SH

Monday – Friday. 9am – 5pm  
 Saturday. 10am – 3 pm  
 chadderton@kirkham-property.co.uk  
 t: 0161 626 5688  
 f: 0161 628 0350

Out of hours telephone service  
 Monday – Thursday 8:30am – 7pm  
 Friday – 8:30am – 5pm  
 Saturday – Sunday 10am – 3pm