



Givvons Fold, Watersheddings, Oldham

£300,000

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- Executive Detached
- Three Bedrooms
- Superb Modern Kitchen/Diner
- Spacious Accommodation Throughout
- Perfect Family Home
- Cul de Sac Location
- Beautifully Presented
- EPC - C



If you are looking for the perfect family home that is ready to move straight into, then this could be the one for you. Offering spacious accommodation throughout this three bedroom executive detached property is situated in a cul-de-sac location and conveniently located for use of local amenities including shops, schools and excellent public transport links. The modern interior briefly comprises of; to the ground floor, entrance hallway, lounge, superb open plan kitchen/dining area, conservatory and downstairs WC with access to the integral garage. To the first floor there are three good size bedrooms, with the master having an En-suite shower room (plus two of the bedrooms have fitted wardrobes) and a family bathroom. Externally there is ample off road parking to the front leading to the single garage and to the rear is an enclosed garden to the rear with lawn and patio area. The property also benefits from GCH and double glazing. This family home must be viewed.



Total area: approx. 1215.1 sq. feet

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	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