



# Cathedral Road, Chadderton

Offers In Region Of £249,950

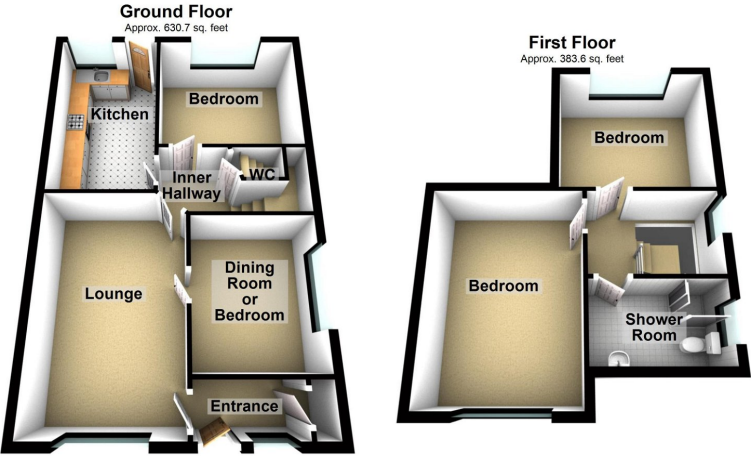
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- EPC - D
- No Chain - Vacant Possession
- Popular Location
- Three Bedrooms (Potentially Four)
- Newly Carpeted
- Ideal Family Home
- Beautifully Presented
- Semi-Detached Property



Offered for sale with NO CHAIN therefore VACANT POSSESSION by a motivated seller is this beautifully presented semi-detached property. Offering a good size family home, this versatile property has three good size bedrooms with the potential for four if the dining room was used as a downstairs bedroom. Internally the property comprises of entrance hall, lounge, dining room (could be used as another bedroom), kitchen, bedroom and wc to the ground floor whilst to the first floor there are two further bedrooms and a shower room. Externally the property has gardens to the front and rear (south facing) with a driveway providing ample off road parking leading to a detached single garage. The property also benefits from uPVC double glazing and gas central heating (new boiler fitted approximately two years ago).



Total area: approx. 1014.3 sq. feet

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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