



Cavalier Square, Chadderton

£450,000

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- Executive Detached Property
- Four Bedrooms
- Generous Plot
- Superb Kitchen/Diner
- Office/Study
- Tucked Away Location
- Spacious Throughout
- Perfect Family Home
- EPC - B



Situated in an enviable position in a tucked away quiet cul-de-sac location is this immaculately presented four bedroom executive detached family home. The property is generously proportioned throughout 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 with lawn and patio areas. Viewing is a must!



Total area: approx. 1710.1 sq. feet

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(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	

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