



## Holly Grove, Chadderton, Oldham

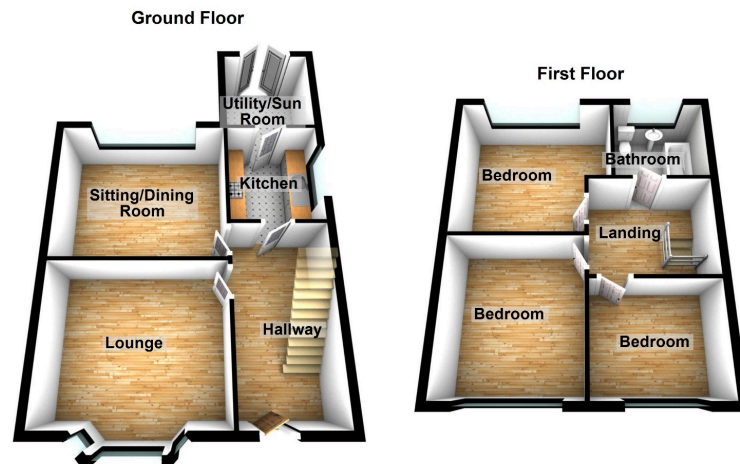
Offers Over £230,000

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- Semi-Detached Property
- Three Bedrooms
- Two Receptions
- Utility/Sun Room
- Convenient Location
- Garden to Rear
- GCH & uPVC Double Glazed
- EPC Rating - D

Offered for sale is this three bedroom, semi-detached home that internally comprises of: entrance hallway, lounge, sitting/ dining room, kitchen and a utility/sunroom to the ground floor and three bedrooms and a bathroom to the first floor. Externally there is a flagged garden to the front of the property providing off road parking and to the rear an enclosed, tiered garden. The property benefits from uPVC double glazing and gas central heating. Conveniently located close to local schools, shops, amenities, public transport links and just a short drive to the North West motorway connections.



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	64   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

#### Chadderton Office

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Friday – 8:30am – 5pm

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