





## Foxdenton Lane, Chadderton

£225,000

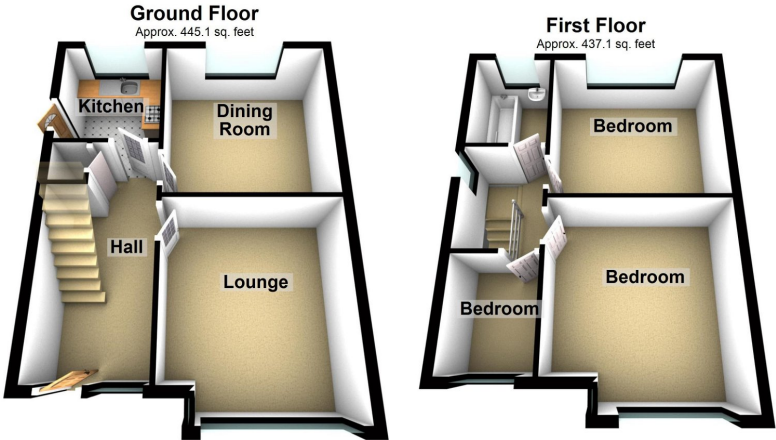
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- Semi-Detached Property
- Convenient Location
- Two Reception Rooms
- uPVC Double Glazed Windows
- Three Bedroom
- Gardens To Front & Rear
- Close To Excellent Schools
- EPC Rating - D



With a slightly elevated position at the front is this three bedroom bay windowed, traditional semi detached property. This sought after residential location is close to Foxdenton Park and is within easy reach of Oldham, Middleton and Manchester and close to excellent local schools. The living accommodation briefly comprises of entrance hall, lounge, separate dining room and kitchen to the ground floor. To the first floor there are three bedrooms and a family bathroom. Externally to the front there is a garden forecourt with lawn and to the rear a spacious enclosed lawned garden with paved patio area, not overlooked with school playing fields beyond.



Total area: approx. 882.1 sq. feet

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

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