





## 2 Riverside, Chadderton

£450,000

🛏️ 4 🚿 2 🛋️ 2



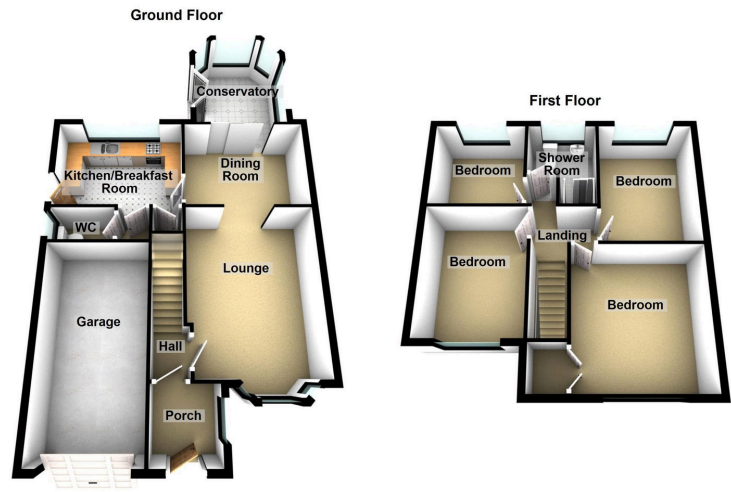
- EPC - D
- Excellent Potential
- Two Reception Rooms
- Executive Detached
- Superb Family Home
- Sought After Location
- Four Bedrooms







Situated in arguably one of Chadderton's most sought after locations is this executive four bedroom detached property. Offered for sale with NO CHAIN therefore VACANT POSSESSION on completion the property is within walking distance of Chadderton Park, well regarded primary and secondary schools plus close to transport links and the North West Motorway Network. Providing excellent potential for the young and growing family to put their own stamp on it and call it home for years to come. Internally the spacious accommodation comprises entrance porch, hallway, lounge, dining room, conservatory, wc and kitchen/breakfast room with integral access to the garage. Off the first floor landing there are four bedrooms (three doubles and a good single and the master having great views) plus a modern shower room. Externally there is a lawn to the front with driveway, leading to an integral garage whilst the rear there is a mature tiered g:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Chadderton Office  
 509 Middleton Road,  
 Chadderton, Oldham,  
 OL9 9SH

chadderton@kirkham-property.co.uk  
 t: 0161 626 5688