



## Horton Close, Chadderton, Oldham

- FREEHOLD
- BEAUTIFULLY LANDSCAPED SOUTH FACING REAR GARDEN
  - DOWNSTAIRS WC
  - OFF STREET PARKING
  - COUNCIL TAX BAND C
- IMMACULATEDLY PRESENTED THROUGHOUT
- EN-SUITE WITH THE MASTER BEDROOM
  - LOFT FULLY BOARDED
  - EPC RATED B
- VIEWING RECOMMENDED

**Offers Over £330,000**



**FREEHOLD.** Located in the desirable location of Horton Close, Chadderton, Oldham, this immaculately presented semi-detached house offers a perfect blend of comfort and style. With three well-proportioned bedrooms, including a master suite that boasts the added luxury of an en-suite bathroom, this property is ideal for families or those seeking extra space.

The house features an inviting reception room, providing ample space for relaxation and entertaining. A convenient downstairs WC enhances the practicality of the home, making it suitable for both family living and hosting guests.

Step outside to discover a beautifully landscaped rear garden, a tranquil oasis perfect for enjoying sunny afternoons or hosting gatherings with friends and family. The outdoor space is not only aesthetically pleasing but also offers a wonderful area for children to play or for gardening enthusiasts to indulge their passion.

This property is being sold with the benefit of a freehold, providing peace of mind and security for the new owners. With its charming features and prime location, this semi-detached house is a fantastic opportunity for anyone looking to settle in a welcoming community. Do not miss the chance to make this delightful home your own.

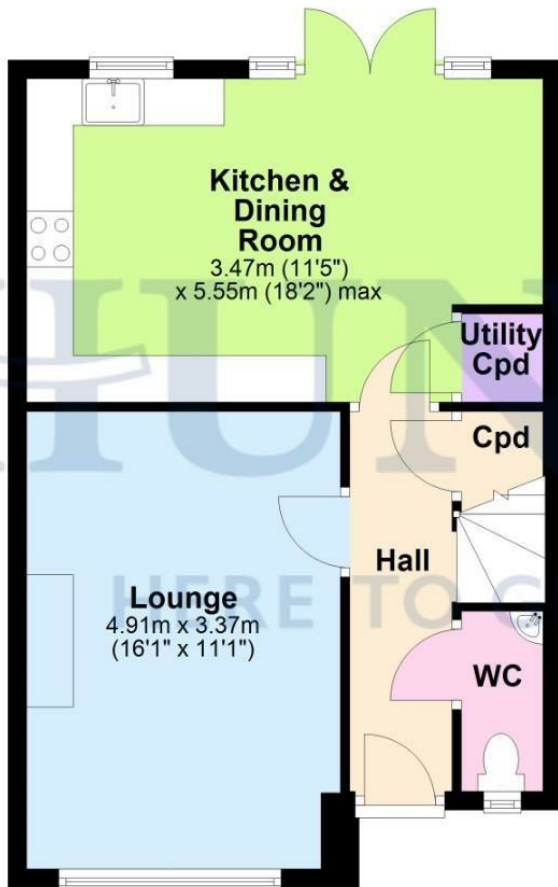
Tenure: Freehold  
EPC: Rated B  
Council tax band: C





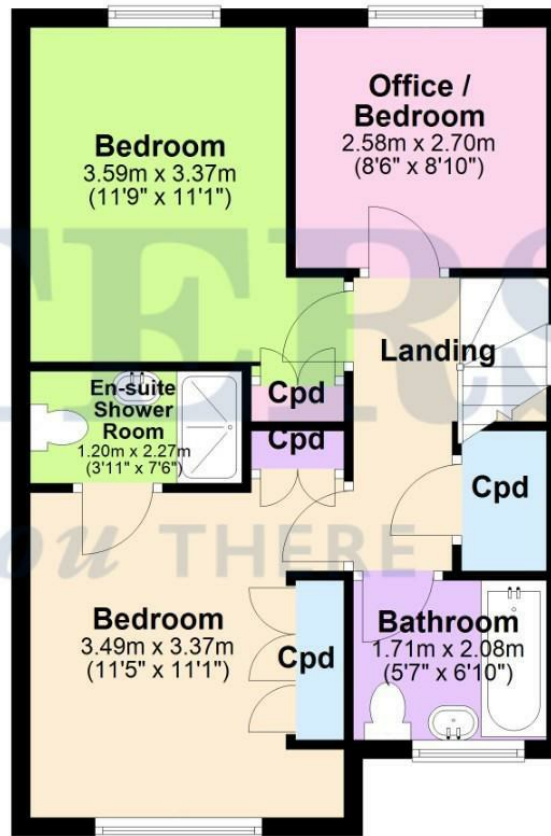
## Ground Floor

Approx. 45.2 sq. metres (486.6 sq. feet)



## First Floor

Approx. 45.2 sq. metres (486.6 sq. feet)



Total area: approx. 90.4 sq. metres (973.1 sq. feet)

Disclaimer - This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.  
Plan produced using PlanUp.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

## Viewing

Please contact our Hunters North Manchester Office on 0161 637 4083 if you wish to arrange a viewing appointment for this property or require further information.



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