



**Keswick Avenue  
Chadderton  
Oldham  
Lancashire  
OL9**

**Offers In Excess Of £265,000**

**bettermove**

# Keswick Avenue

## Oldham

Bettermove are proud to present this 3 bedroom semi-detached house in Chadderton.

The property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway.

The council tax band is C.

The interior of this beautifully presented property comprises a spacious living room, dining room, fitted kitchen, double bedroom, and a shower room on the ground floor. The first floor consists of two double bedrooms and the family bathroom. The exterior boasts a detached garage, private rear garden, mainly laid to paving, perfect for enjoying the summer months.

Located in the popular town of Chadderton, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs. Excellent transport connections can be found from Mills Hill Train Station, Freehold Tram Stop, a variety of local bus routes, and quick access to the M60.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	55	61
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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