



**Amberley Walk
Chadderton
Oldham
Lancashire
OL9 6SL**

Offers in Excess of £160,000

bettermove

Amberley Walk

Oldham

Bettermove are pleased to present this charming three bedroom semi-detached house in Chadderton - welcoming cash buyers only.

The property is leasehold with 69 years remaining on the lease - the ground rent is £15 per annum. The council tax band is B. There are solar panels on the roof which are provided through a government scheme.

The interior of this well presented property comprises a spacious lounge and open plan kitchen/diner on the ground floor. The first floor consists of three bedrooms and the family bathroom. The exterior boasts an enclosed rear garden with decking, perfect for enjoying the summer months, as well as a detached garage and driveway providing off street parking.

Located in the sought after town of Chadderton, the property is close to a range of amenities, including supermarkets, shops, restaurants and pubs and the Royal Oldham Hospital. Transport links can be found from the A627, A663, A62, A627(M), Westwood and Freehold tram stops and Mills Hill train station.

This exciting opportunity is not to be missed and all enquiries can be made through Bettermove.

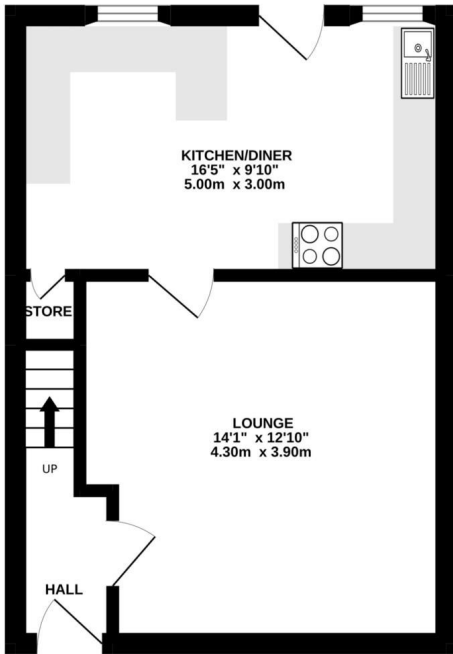
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

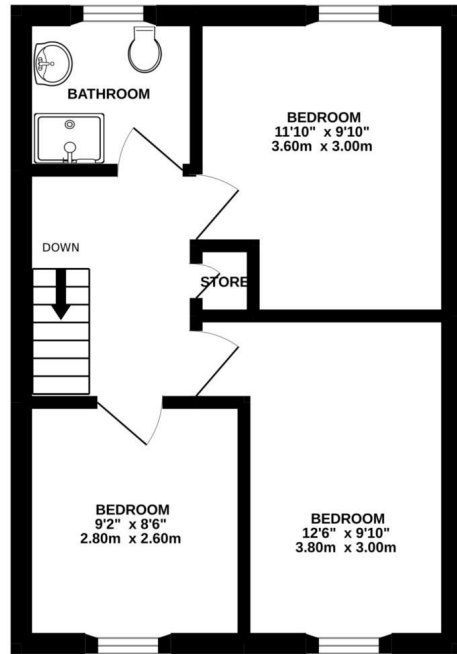
The exclusivity fee is returned to you upon successful completion of the property.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metroplan 6/2022.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			80
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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