





## Tyndall Avenue, Moston

£309,950

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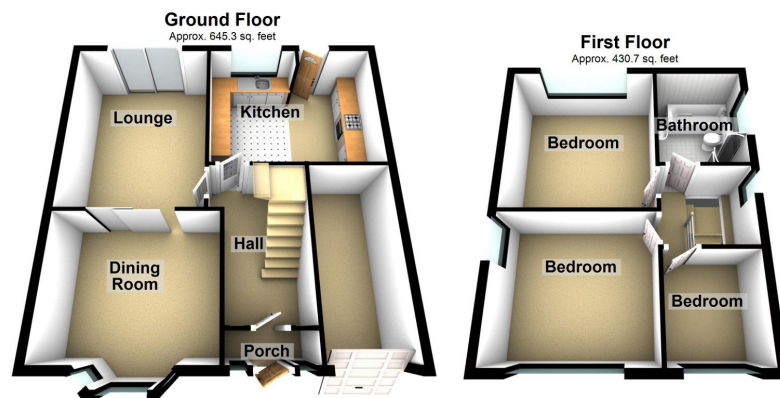
- Extended Detached Family Home
- Two Reception Rooms
- Popular Location
- EPC - tbc
- Three Bedrooms
- Well Presented Throughout
- Driveway Parking








Kirkham Property are delighted to offer for sale this spacious three bedroom extended detached family home situated in a popular and convenient location in Moston. Having been extended by the current owners the property is perfect for the young and growing family and is close to Moston Lane giving access to transport links to Manchester and the North West motorway network. Moston Fields Primary School is close by as well as the popular Boggatt Hole Clough Park. Internally the living space comprises of, to the ground floor: porch, entrance hallway, lounge, dining room and kitchen whilst to the first floor there are three bedrooms and a four piece family bathroom. Externally there is a blocked paved driveway to the front providing ample off road parking and to the rear a low maintenance garden with patio areas and artificial grass plus, there is a brick out building that could be used as a home office, gym or even be converted to a bar. Viewing is a must!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(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