

HUNTERS[®]

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Mirfield Avenue

Oldham, OL8 1BW

£160,000



- WELL PRESENTED & MAINTAINED
- 2 BEDROOMS
- UPVC DOUBLE GLAZING
- IDEAL FIRST TIME PURCHASE

- MID TERRACE
- GAS CENTRAL HEATING
- MODERN FITTED KITCHEN
- NO CHAIN

Tel: 0161 669 4833

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£160,000



Welcome to this charming mid-terrace house located on Mirfield Avenue in Oldham. This delightful property features two spacious bedrooms, making it an ideal choice for small families, couples, or individuals seeking a comfortable living space. The well-appointed kitchen is a standout feature, complete with a central island that provides both functionality and a perfect spot for casual dining or entertaining guests.

The property boasts a bright and inviting reception room, offering a warm atmosphere for relaxation and social gatherings. With gas central heating and UPVC double glazing, you can enjoy a cosy environment throughout the year, ensuring comfort regardless of the season.

The bathroom is conveniently located, serving the needs of the household with ease. This home presents an excellent opportunity for those looking to settle in a friendly community, with local amenities and transport links within easy reach.

In summary, this mid-terrace house on Mirfield Avenue combines modern living with practical features, making it a wonderful place to call home. Don't miss the chance to view this property and discover all it has to offer.

Hallway

The hallway is a simple yet functional entrance to the home, featuring neutral tones and a chair rail moulding that adds a subtle decorative touch. It leads through to other rooms and includes a front door with decorative glass panels that allow light to enter, setting a welcoming tone as you enter the property.

Living Room

11'9" x 11'1" (3.6m x 3.4m)

This inviting living room features a large window that fills the space with natural light, creating a warm and comfortable atmosphere. The room is highlighted by a decorative fireplace with a tiled surround, adding a touch of character to the space. Neutral carpeting complements the walls, with high ceilings and classic mouldings enhancing the traditional feel.

Kitchen

14'5" x 14'5" (4.4m x 4.4m)

The kitchen is a modern and bright space, designed with a sleek, contemporary style. It includes white and grey cabinetry that provides ample storage, paired with a stylish dining table seating six, perfect for family meals or entertaining guests. Recessed ceiling lights ensure the room is well-lit, while a large window and a door offer views and access to the rear garden, making this space both practical and welcoming.

Landing

The landing area is carpeted and features white balustrades and timber doors, ensuring a traditional look that flows seamlessly throughout the home. It provides access to the upstairs rooms and benefits from natural light, creating a bright and airy space at the top of the stairs.

Bedroom 1

14'5" x 11'9" (4.4m x 3.6m)

This spacious bedroom features a large window dressed with bright blue curtains, allowing plenty of natural light to fill the room. Fitted storage units with a mix of wood and cream finishes frame the

bed, providing practical storage solutions. The room is carpeted and painted in a warm tone on one wall, creating a cosy and inviting atmosphere.

Bedroom 2

12'1" x 9'2" (3.7m x 2.8m)

A second bedroom with a single bed positioned near the window, offering views to the outside. The walls are painted in a warm tone, and the flooring is carpeted, creating a comfortable space. A wall-mounted boiler is present, adding to the practical use of the room, which is well-lit by natural light from the window.

Bathroom

The bathroom is fitted with a shower cubicle, a toilet, and a washbasin, arranged efficiently to maximise the use of space. The room benefits from a window that provides natural light and ventilation, while the walls have a light, patterned finish and the floor is finished with a warm wood-effect surface, creating a clean and fresh environment.

Rear Garden

The rear garden is a low-maintenance outdoor space featuring a gravel area and a raised decking section, ideal for seating or planting. Enclosed by red-painted brick walls and a wooden gate providing access, this garden offers a private and secure area for outdoor enjoyment.

Material Information - Oldham

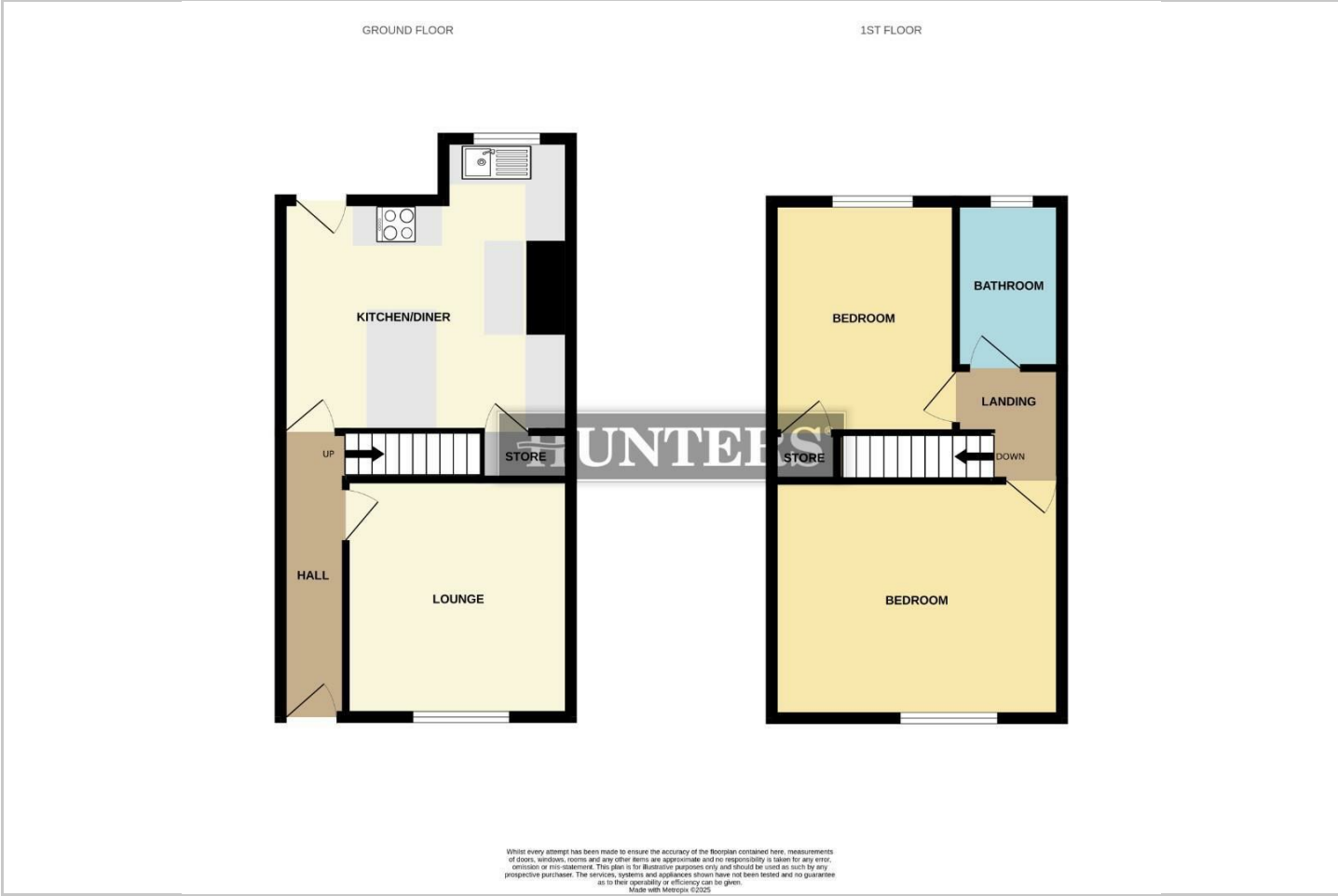
Tenure Type; Leasehold

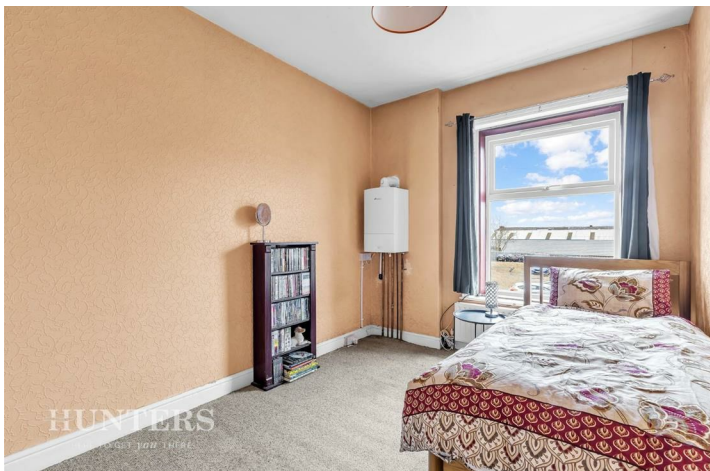
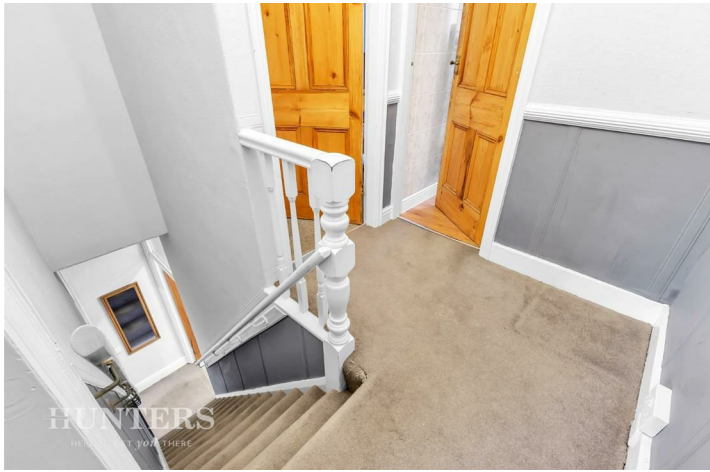
Leasehold Years remaining on lease; 885

Leasehold Ground Rent Amount, £2.70

Council Tax Banding; A

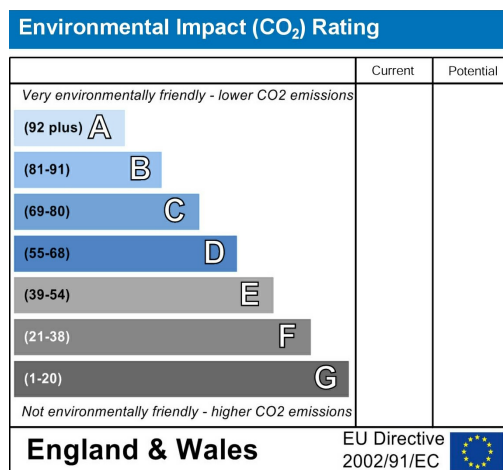
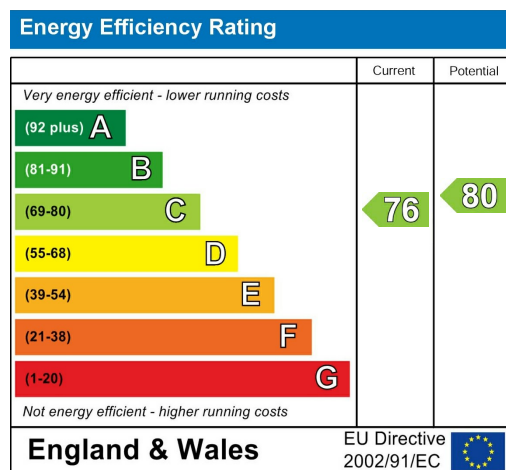
Floorplan







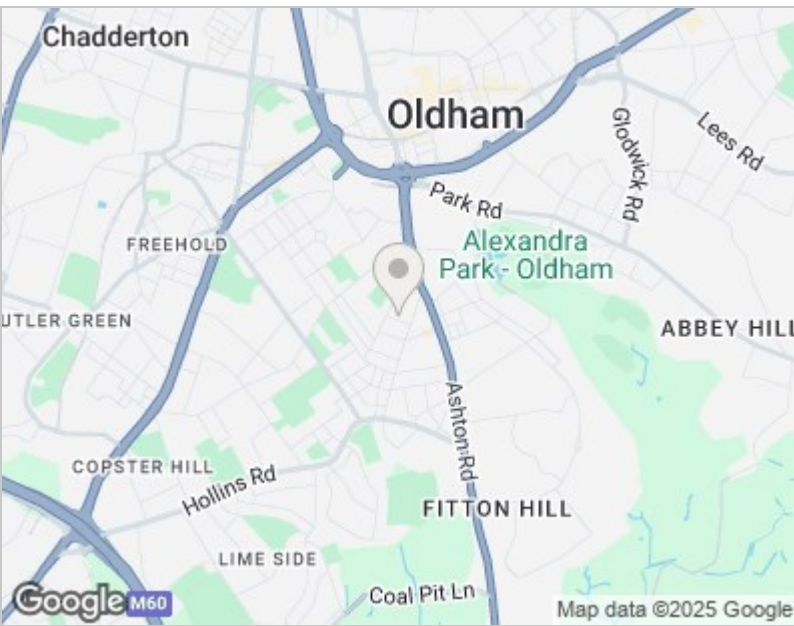
Energy Efficiency Graph



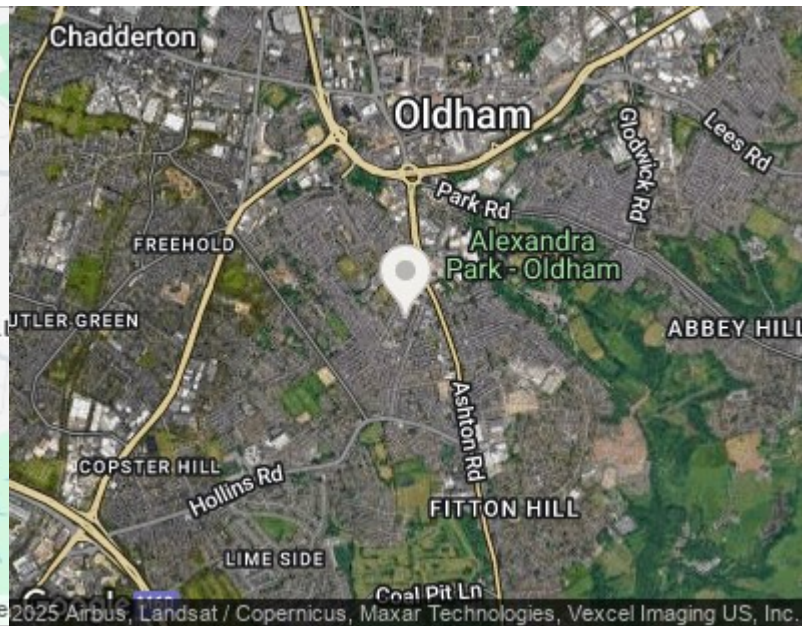
Viewing

Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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.

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