

HUNTERS®

HERE TO GET *you* THERE



Lacrosse Avenue

Coppice, Oldham, OL8 4LU

Price £230,000



- EXTENDED MID TOWN HOUSE
- 4 BEDROOMS
- GAS CENTRAL HEATING
- REAR GARDEN WITH PARKING
- NO CHAIN

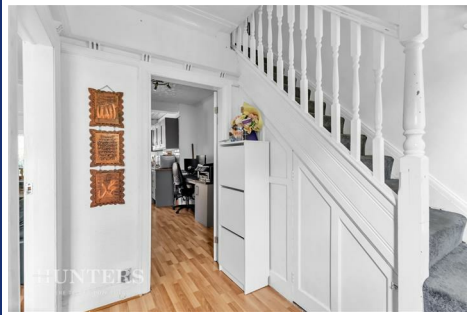
- WELL PRESENTED
- LARGE KITCHEN DINER
- UPVC DOUBLE GLAZING
- EPC RATING C

Tel: 0161 669 4833

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Welcome to this charming mid terraced house located on Lacrosse Avenue in Coppice, Oldham. This spacious family home boasts four bedrooms, making it an ideal choice for families seeking comfort and room to grow. The property features a generous reception room that provides a warm and inviting space for relaxation and entertaining.

One of the standout features of this home is the double extension to the rear, which enhances the living space and allows for a versatile layout that can be tailored to your family's needs. The property is equipped with gas central heating, ensuring a cosy atmosphere throughout the colder months, while the UPVC double glazing contributes to energy efficiency and noise reduction.

For those with vehicles, there is parking available to the rear of the property, adding to the practicality of this lovely home. Situated in a friendly neighbourhood, this property offers a perfect blend of comfort and convenience, making it an excellent opportunity for anyone looking to settle in Oldham.

In summary, this mid terraced house on Lacrosse Avenue is a delightful family home that combines spacious living with modern amenities. With its prime location and thoughtful features, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this wonderful property your own.

Entrance Hall

Upvc entrance door, stairs leading to first floor landing.

Lounge

10'6" x 18'8" (3.2 x 5.7)

Fire with feature surround, Upvc double glazed window, double doors leading to dining kitchen.

Kitchen/Diner

13'1" x 16'5" (4 x 5)

Large open plan room with fitted wall and base units with work surfaces and tiled splashback. Laminate flooring, Upvc double glazed window, radiator, French doors leading to rear garden.

Bedroom 1

8'2" x 10'6" (2.5 x 3.2)

Upvc double glazed window, radiator.

Bedroom 2

7'10" x 13'5" (2.4 x 4.1)

Upvc double glazed window, radiator.

Bedroom 3

7'7" x 7'7" (2.3 x 2.3)

Upvc double glazed window, radiator.

Bedroom 4

6'11" x 7'7" (2.1 x 2.3)

Upvc double glazed window, radiator.

Bathroom

6'7" x 7'10" (2 x 2.4)

4 piece suite comprising panelled bath, shower enclosure, pedestal wash hand basin and low level wc. Upvc double glazed window, radiator.

Externally

Small garden area at the front, enclosed garden to the rear with roller shutter for off road parking.

Material Information - Oldham

Tenure Type; Leasehold

Leasehold Years remaining on lease; 797

Leasehold Annual Service Charge Amount £3.10

Council Tax Banding; A

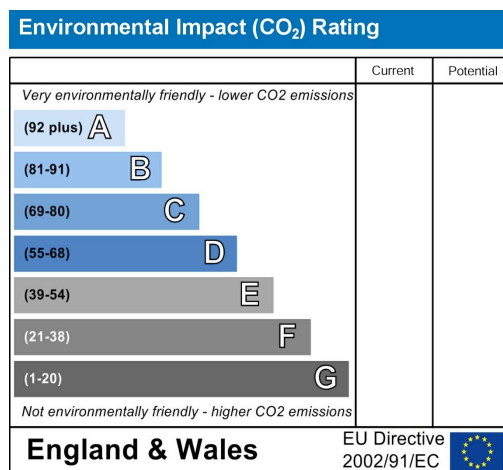
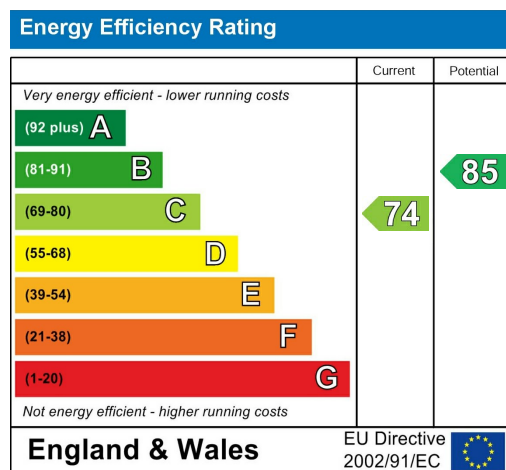
Floorplan







Energy Efficiency Graph



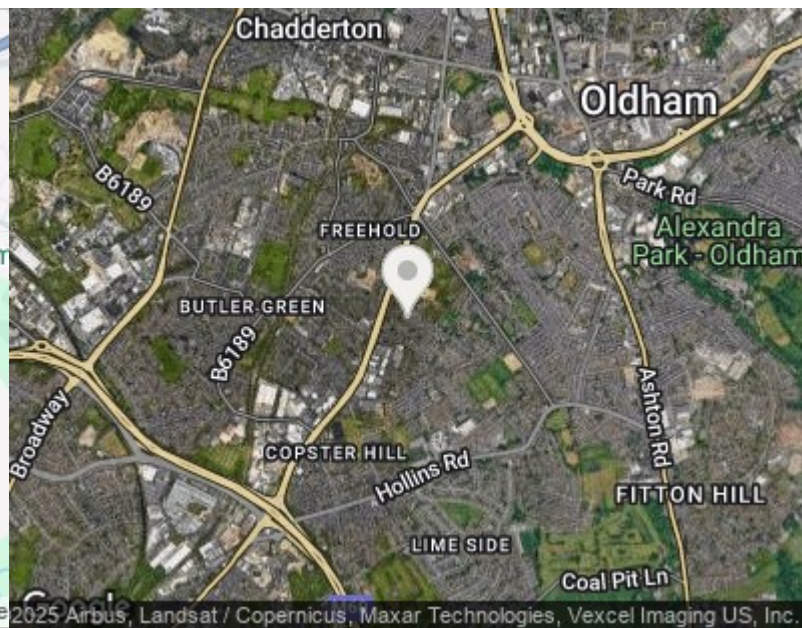
Viewing

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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