

# HUNTERS®

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## Eaves Lane

Chadderton, Oldham, OL9 8RQ

Offers Over £197,500



- CONVENIENTLY LOCATED
- SPACIOUS MID TERRACE
- GAS CENTRAL HEATING
- LONG REAR GARDEN

- WELL PRESENTED & MAINTAINED
- OPEN PLAN KITCHEN DINER
- UPVC DOUBLE GLAZING
- EPC RATING C

Tel: 0161 669 4833

# Eaves Lane

Chadderton, Oldham, OL9 8RQ

Offers Over £197,500



Located on Eaves Lane in the area of Chadderton, Oldham, this delightful mid-terrace house offers a perfect blend of modern living and comfort. Recently modernised and refurbished, this property is ready for you to move in without the need for any further work.

The house boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. With three well-proportioned bedrooms, it is ideal for families or those seeking extra room for guests or a home office. The bathroom is thoughtfully designed, ensuring convenience for all residents.

One of the standout features of this home is the large kitchen diner, which serves as the heart of the house. It is perfect for family meals and gatherings, allowing for a warm and inviting atmosphere. The property benefits from gas central heating and UPVC double glazing, ensuring warmth and energy efficiency throughout the year.

Outside, the rear garden offers a private space for outdoor enjoyment, whether it be for gardening, children's play, or simply unwinding in the fresh air. The property is well presented and maintained throughout, reflecting a high standard of care and attention to detail.

This home on Eaves Lane is not just a property; it is a wonderful opportunity to create lasting memories in a well-connected and friendly neighbourhood. With its modern amenities and inviting spaces, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely house your new home. EPC Rating C

### Entrance Hallway

Composite entrance door, radiator, stairs leading to first floor landing.

### Lounge

12'1" x 12'1" plus bay (3.7m x 3.7m plus bay)  
Upvc double glazed window, radiator.

### Kitchen Diner

18'0" x 14'9" (5.5m x 4.5m)  
Large open plan space with modern fitted wall and base units with work surfaces and breakfast bar. Electric oven, gas hob and extractor hood. Integrated microwave and washing machine. Upvc double glazed window, radiator, Upvc French doors leading to rear garden.

### Bedroom 1

12'1" x 12'1" (3.7m x 3.7m)  
Fitted wardrobes and drawers, Upvc double glazed window, radiator.

### Bedroom 2

14'5" x 11'5" (4.4m x 3.5m)  
Upvc double glazed window, radiator.

### Bedroom 3

9'2" x 5'10" (2.8m x 1.8m)  
Upvc double glazed window.

### Bathroom

3 piece suite comprising bath with shower over and glass shower screen, wash hand basin and low level wc. Wall tiles, radiator.

### Externally

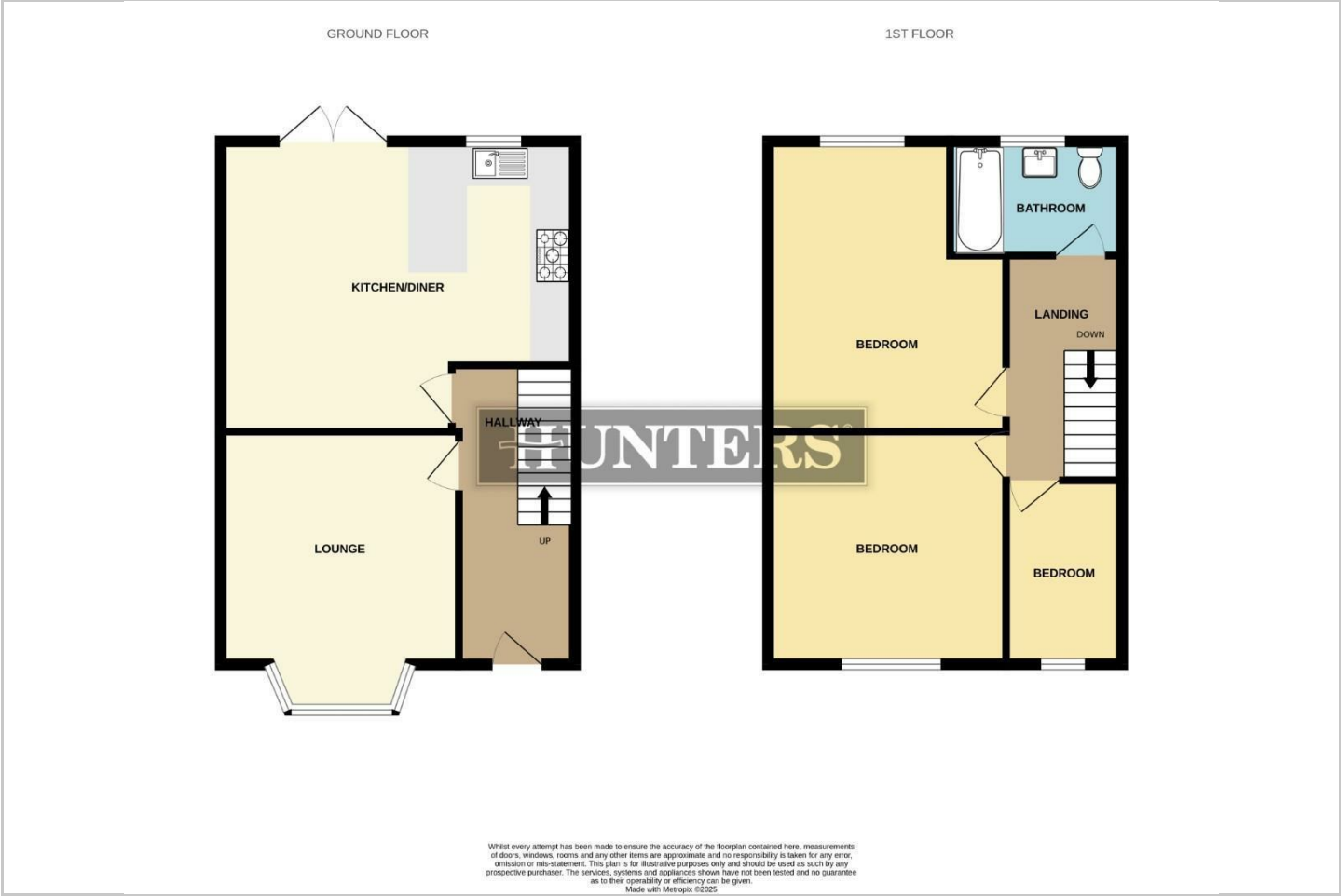
Small enclosed garden area to the front with good sized enclosed garden area to the rear with potential for off road parking.

### Material Information - Oldham

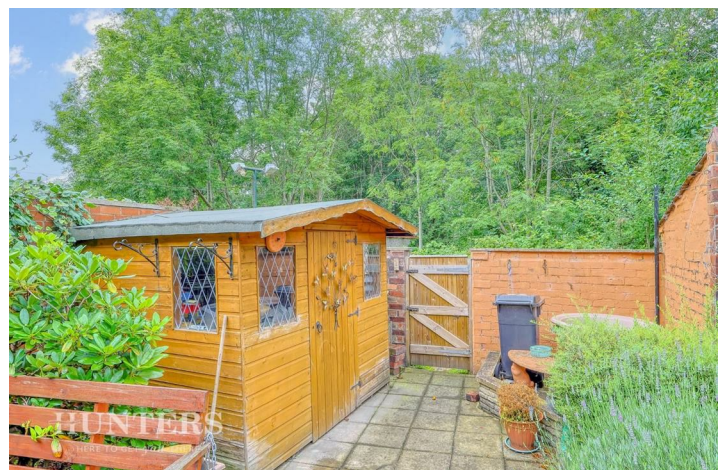
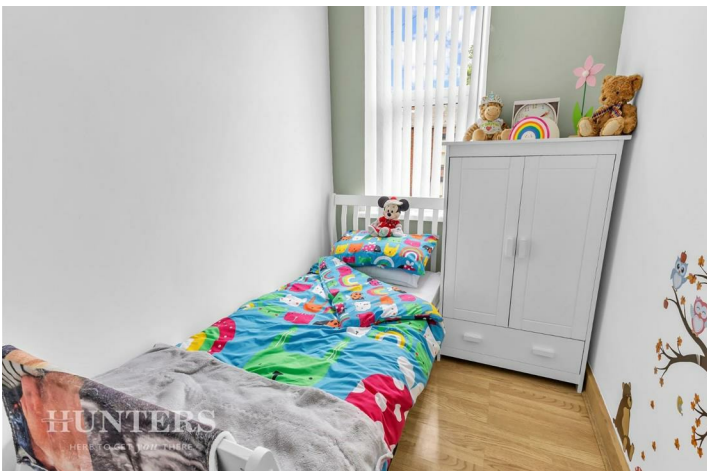
Tenure Type; Leasehold  
Leasehold Years remaining on lease; 884  
Leasehold Ground Rent Amount; £2.75 pa.  
Council Tax Banding; A



Floorplan



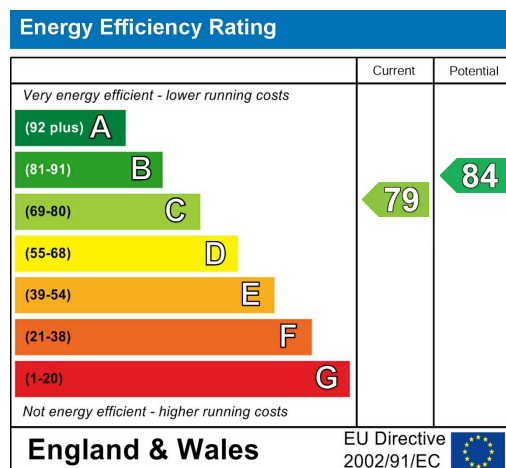








## Energy Efficiency Graph

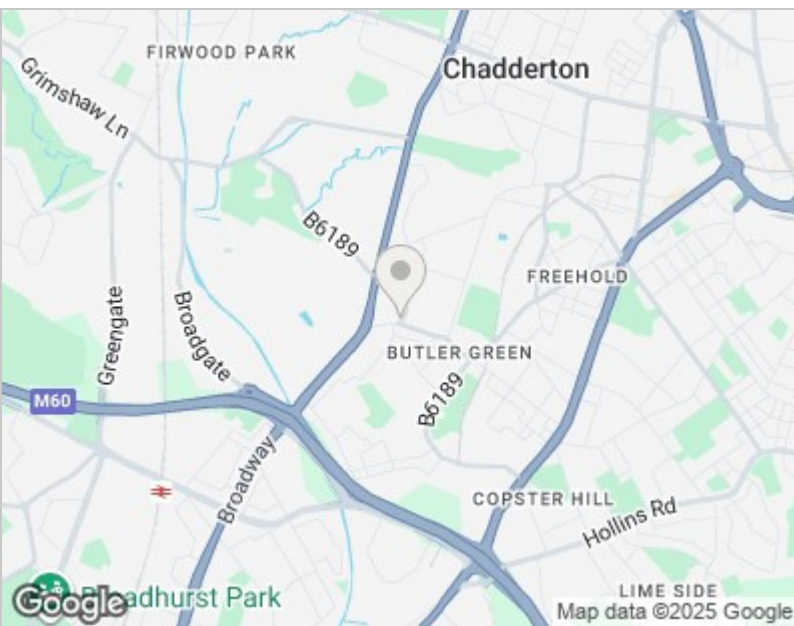


## Viewing

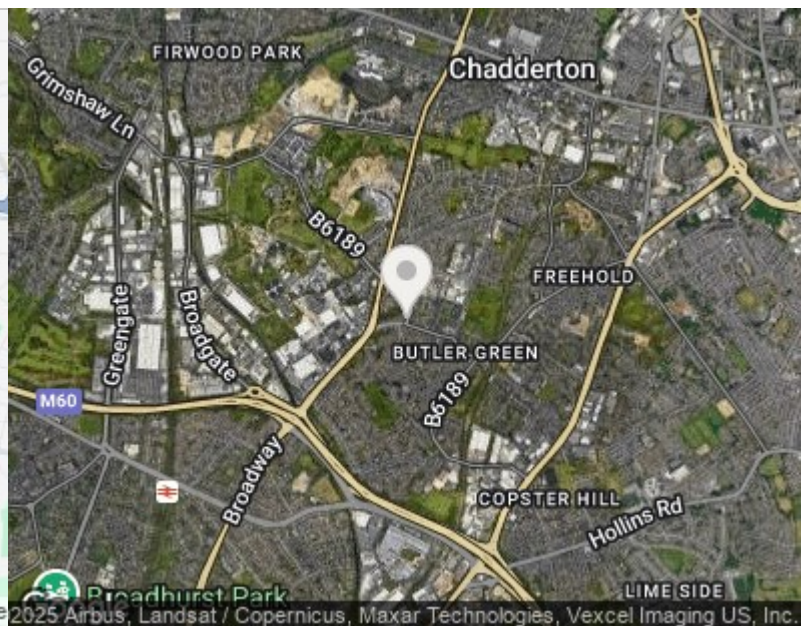
Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.



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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