

# HUNTERS®

HERE TO GET *you* THERE



## Gainsborough Avenue

Oldham, OL8 1AJ

Offers Over £145,000



Council Tax: A



# Gainsborough Avenue

Oldham, OL8 1AJ

Offers Over £145,000



**\*\*CASH BUYERS ONLY\*\*REQUIRES REFURBISHMENT\*\***

In need of renovation but offering excellent potential this mid terrace property comprising entrance hallway, 2 reception rooms, kitchen, 2 bedrooms and bathroom. The property has gas gas central heating and Upvc double glazing. Externally there is a small forecourt to the front with enclosed yard to the rear. EPC Rating C

## Entrance Hallway

Upvc entrance door, radiator, stairs to first floor landing.

## Lounge

10'9" x 10'5" (3.3m x 3.2m)

Upvc double glazed window, radiator.

## Dining Room

14'5" x 13'1" (4.4m x 4.0m)

Upvc double glazed window, radiator.

## Kitchen

8'10" x 6'6" (2.7m x 2.0m)

Fitted wall and base units with work surfaces and tiled splashback. Upvc double glazed window, radiator. Upvc door leading to rear yard.

## Bedroom 1

14'5" x 10'9" (4.4m x 3.3m)

Upvc double glazed window, radiator.

## Bedroom 2

13'1" x 9'2" (4.0m x 2.8m)

Upvc double glazed window, radiator.

## Bathroom

3 piece suite comprising bath with shower over, pedestal wash hand basin and low level wc.

## Externally

Small forecourt to the front with enclosed yard to the rear.

## Material Information - Oldham

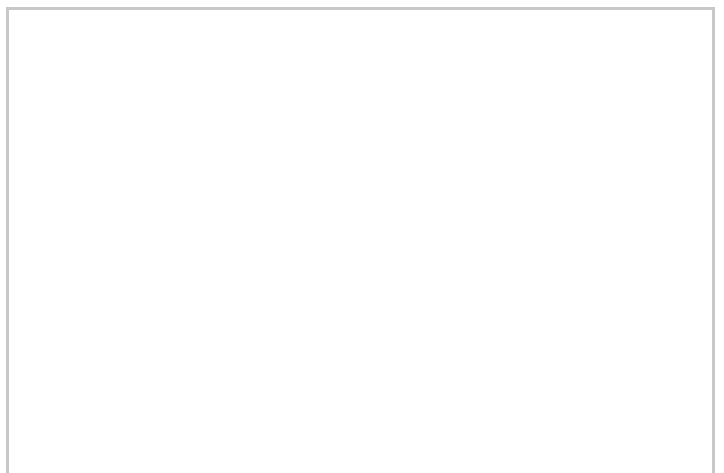
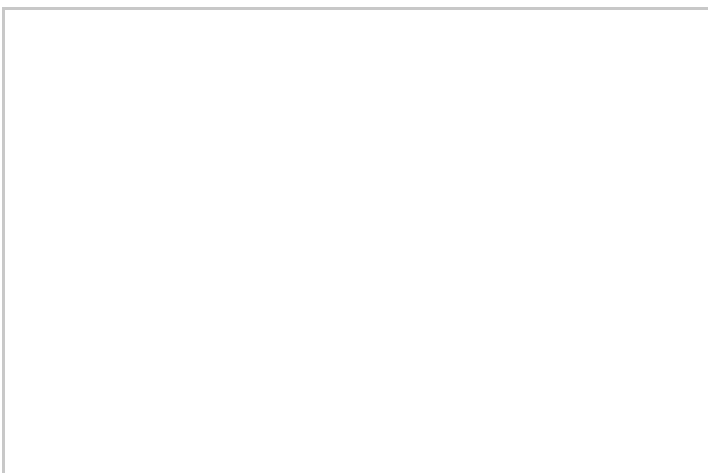
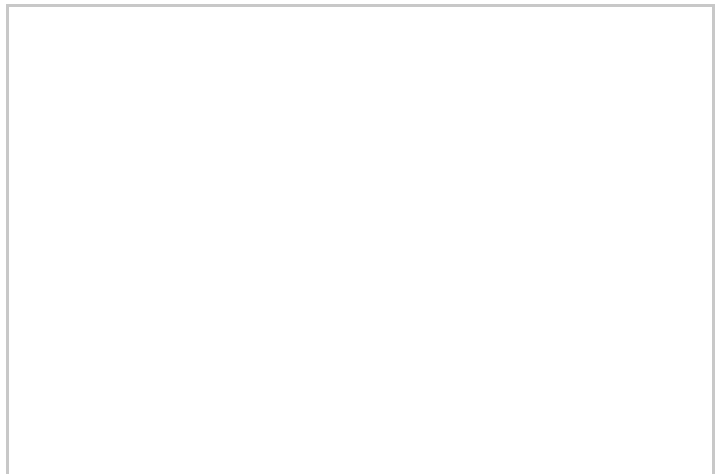
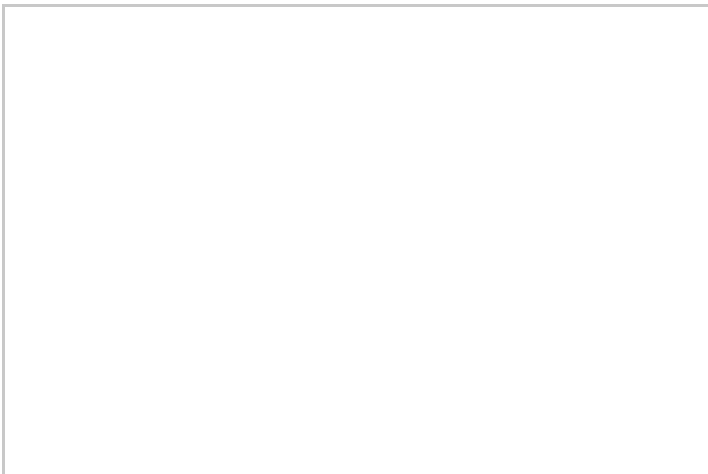
Tenure Type; Leasehold

Leasehold Years remaining on lease; 871

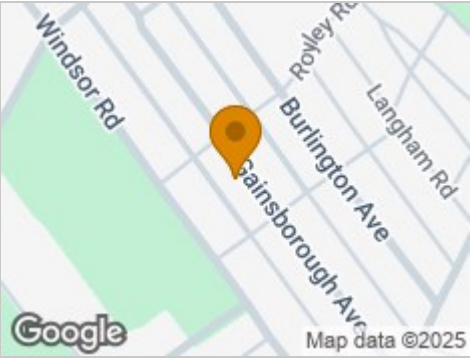
Leasehold Ground Rent Amount, £3.00

Council Tax Banding; A





Road Map



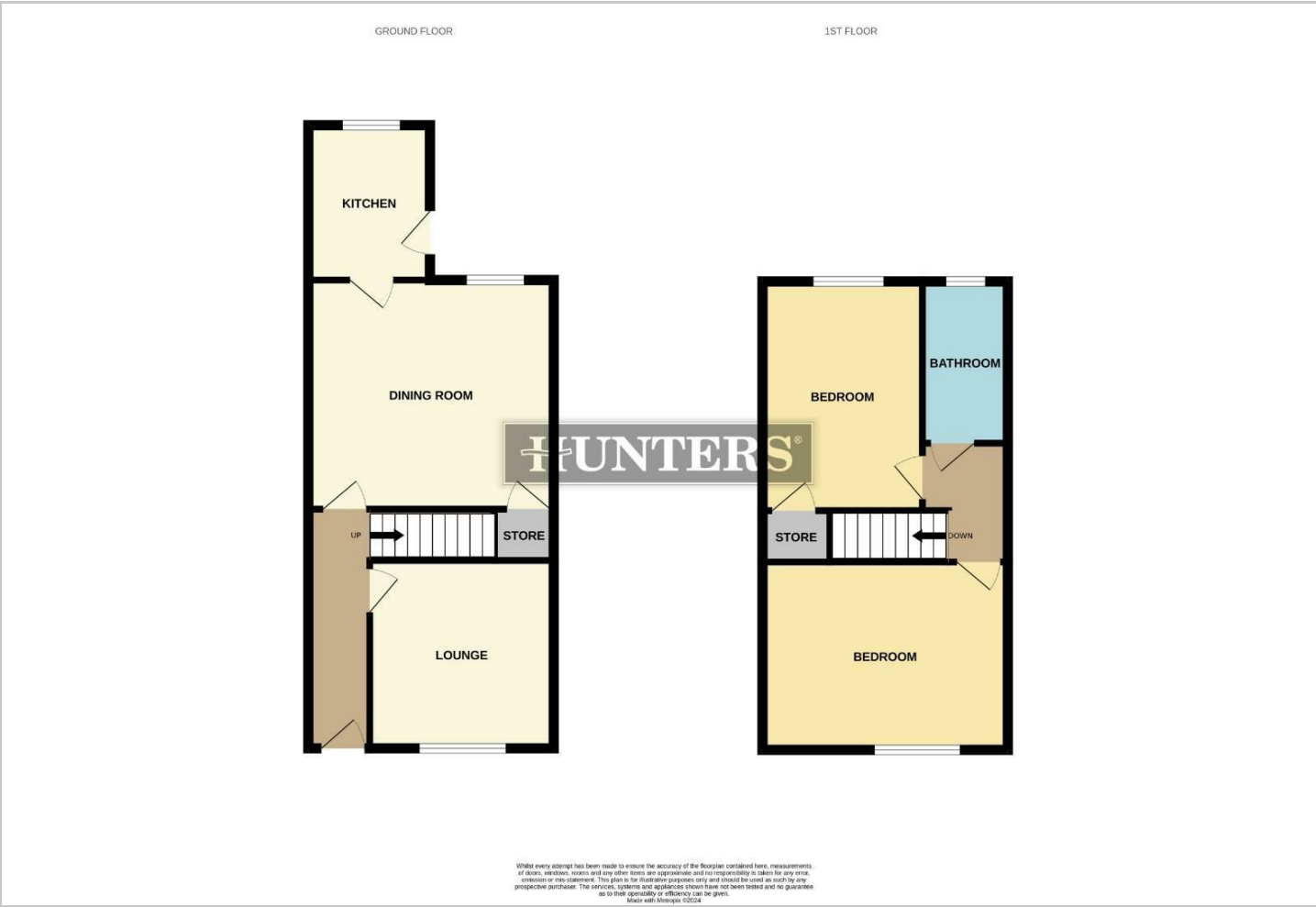
Hybrid Map



Terrain Map



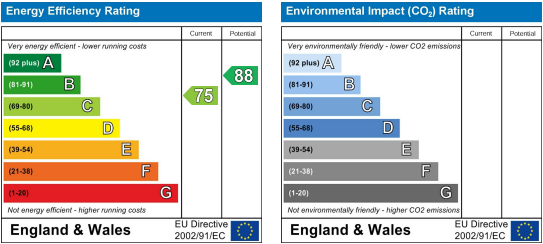
Floor Plan



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.

Energy Efficiency Graph



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.