

# HUNTERS<sup>®</sup>

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## College Avenue

Oldham, OL8 4DX

Price £230,000



- END TOWN HOUSE
- 2 BEDROOMS
- GAS CENTRAL HEATING
- LONG ATTACHED GARAGE
- DRIVEWAY

- SINGLE STORY EXTENTION
- KITCHEN DINER
- UPVC DOUBLE GLAZING
- GARDEN FRONT AND REAR
- NO ONWARD CHAIN

Tel: 0161 669 4833

# College Avenue

Oldham, OL8 4DX

Price £230,000



Welcome to this charming end-terrace house located on College Avenue in Oldham. This delightful property features two well-proportioned bedrooms and a modern bathroom, making it an ideal choice for small families or couples seeking a comfortable home.

Upon entering, you will find a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The kitchen has been thoughtfully extended to create a lovely dining space, allowing for enjoyable meals with family and friends.

The property benefits from gas central heating and UPVC double glazing, ensuring warmth and energy efficiency throughout the year. Additionally, there is a long attached garage to the side, providing ample storage or the potential for a workshop.

With the possibility of extending the property, subject to the relevant permissions, this home presents an excellent opportunity for those looking to personalise their living space.

Situated in a convenient location, this property is close to local amenities and transport links, making it an attractive option for anyone looking to settle in Oldham. Do not miss the chance to view this lovely home that combines comfort, potential, and practicality. EPC Rating C

### Hallway

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

### Lounge

13'10" x 11'6" (4.22m x 3.51m)

The lounge is a light-filled room with a large bay window allowing plenty of natural light to flood in. It offers a cosy setting with neutral walls and carpeting.

### Kitchen

14'3" x 10'3" (4.35m x 3.12m)

The kitchen features a modern feel with sleek white cabinets and black granite-effect work surfaces, complemented by a tiled floor and neutral walls. Integrated appliances include a double oven, hob and extractor hood, while the kitchen island provides additional breakfast seating. The kitchen opens directly into the dining room, creating a practical flow for mealtimes and entertaining.

### Dining Room

9'3" x 7'3" (2.81m x 2.22m)

The dining room is situated adjacent to the kitchen, featuring floral wallpaper and carpeting which lend a homely feel. It benefits from natural light through a window and has access to the rear garden via sliding patio doors, making it an ideal spot for family meals and outdoor views.

### Bedroom 1

11'6" x 11'4" (3.51m x 3.46m)

The main bedroom is a generous double with a large window overlooking the front of the property. It has a calming neutral decor with a feature floral wallpaper behind the bed, carpeted floors, and plenty of space for bedroom furniture.

### Bedroom 2

10'3" x 8'4" (3.12m x 2.54m)

Bedroom two is a comfortable single room with a window looking out over the rear garden. It has a neutral colour scheme, carpeted flooring.

### Bathroom

6'11" x 5'11" (2.12m x 1.81m)

The family bathroom is bright and practical, featuring a white suite including a WC and wash basin set within a vanity unit. The walls are tiled, and a frosted window provides natural light and privacy. A heated towel rail is also fitted for added comfort.

### Rear Garden

The rear garden offers a pleasant outdoor space with a paved patio area leading onto a lawn bordered by mature shrubbery and plants. The garden is enclosed by fencing, providing privacy and a safe area for children or pets to play.

### Front Exterior

The exterior showcases a traditional brick home with a tiled roof and a driveway leading to an attached garage. The front garden is neatly trimmed with a low brick wall providing a boundary to the pavement and street beyond.

### Material Information - Oldham

Tenure Type; Leasehold

Leasehold Years remaining on lease; 926

Leasehold Ground Rent Amount; £5.00

Council Tax Banding; B

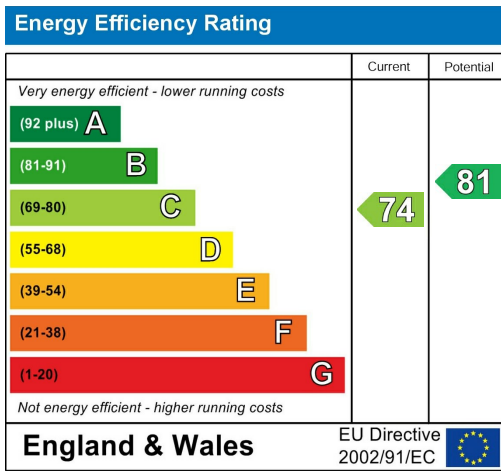
# Floorplan







### Energy Efficiency Graph

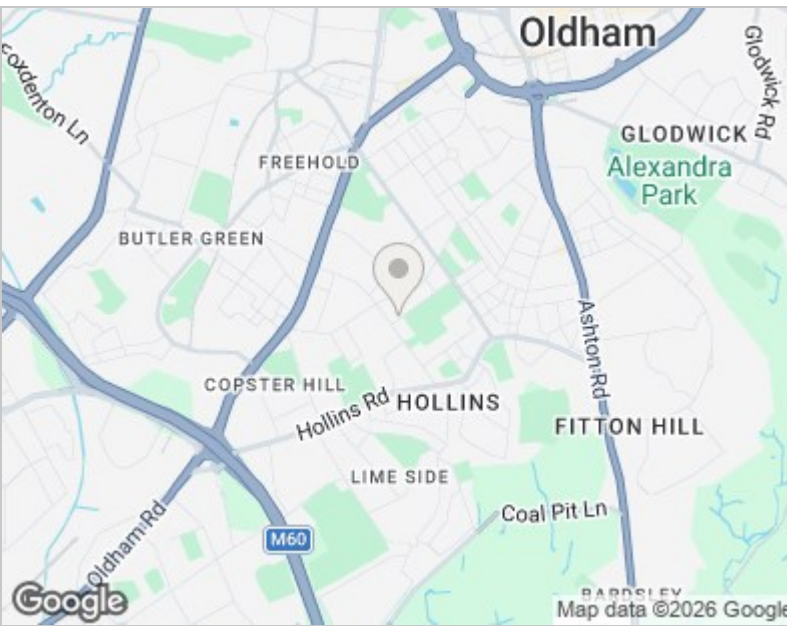


### Viewing

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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