

# HUNTERS®

HERE TO GET *you* THERE



## Milford Avenue

Oldham, OL8 3UP

Price £150,000



- WELL PRESENTED & MAINTAINED
- MID TERRACE
- GAS CENTRAL HEATING
- REAR YARD

- CONVENIENT LOCATION
- 2 BEDROOMS
- UPVC DOUBLE GLAZING
- EPC RATING C

Tel: 0161 669 4833

# Milford Avenue

Oldham, OL8 3UP

Price £150,000



Located on Milford Avenue in Oldham, this well-presented mid-terrace house offers an excellent opportunity for first-time buyers or those seeking a buy-to-let investment. With two inviting bedrooms and a comfortable reception room, the property provides a warm and welcoming atmosphere, perfect for modern living.

The house boasts a well-maintained interior, ensuring that you can move in with ease and enjoy your new home from day one. The gas central heating and UPVC double glazing contribute to a cosy environment, making it an ideal retreat during the colder months.

Conveniently located, this property is just a stone's throw away from local amenities and transport links, allowing for easy access to the wider area. Whether you are commuting for work or simply enjoying the local shops and services, this location offers the best of both worlds.

This mid-terrace house is not just a home; it is a fantastic investment opportunity in a desirable area. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to make this delightful property your own. EPC Rating C

### Vestibule Entrance

Composite entrance door.

### Lounge

14'1" x 12'5" (4.3m x 3.8m)

Feature fire, Upvc double glazed window, radiator.

### Kitchen Diner

14'1" x 11'9" (4.3m x 3.6m)

Fitted wall and base units with work surfaces and tiled splashback. Electric oven, gas hob and extractor hood. Upvc double glazed window, radiator. Door to rear.

### Bedroom 1

14'1" x 11'5" (4.3m x 3.5m)

Upvc double glazed window, radiator.

### Bedroom 2

11'9" x 9'6" (3.6m x 2.9m)

Upvc double glazed window, radiator.

### Bathroom

3 piece suite comprising bath with shower over, pedestal wash hand basin and low level wc... Wall tiles, Upvc double glazed window, radiator.

### Externally

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

### Material Information - Oldham

Tenure Type; Leasehold

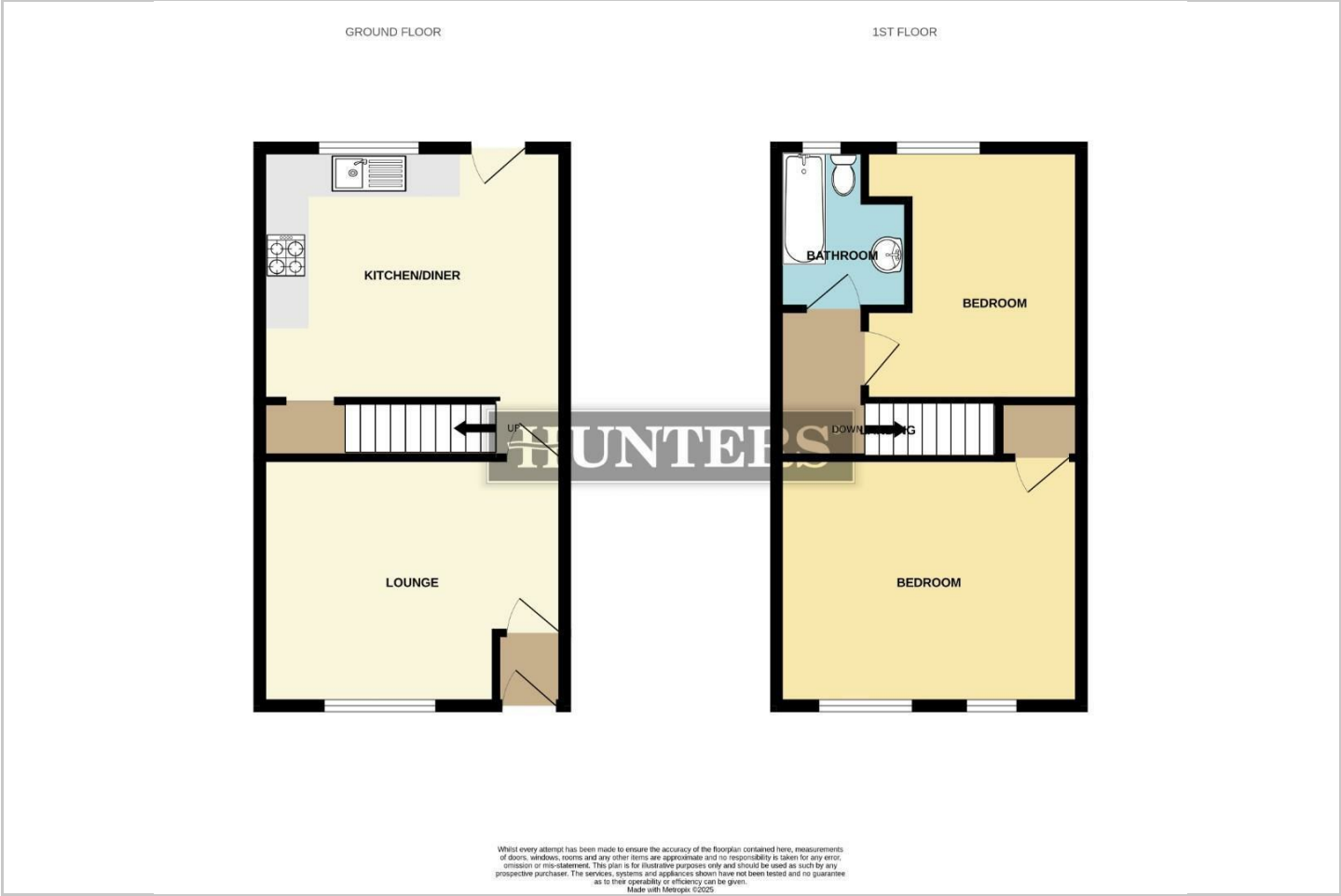
Leasehold Years remaining on lease; 894

Leasehold Ground Rent Amount: £2.00

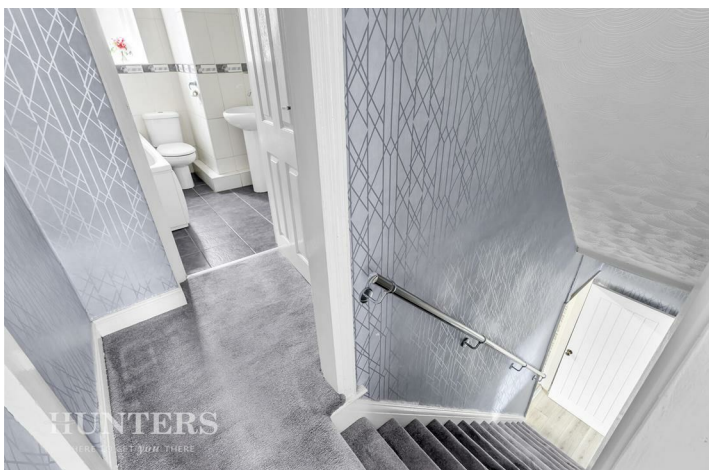
Council Tax Banding; A



Floorplan



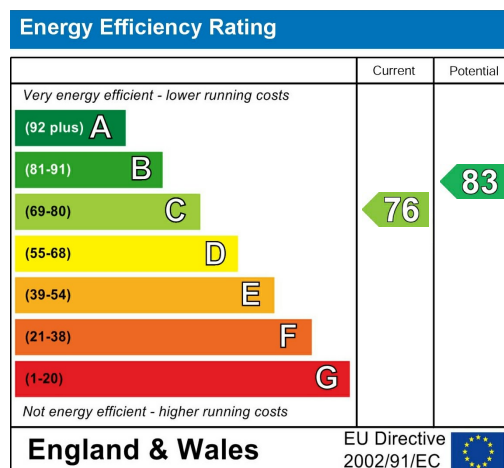








## Energy Efficiency Graph

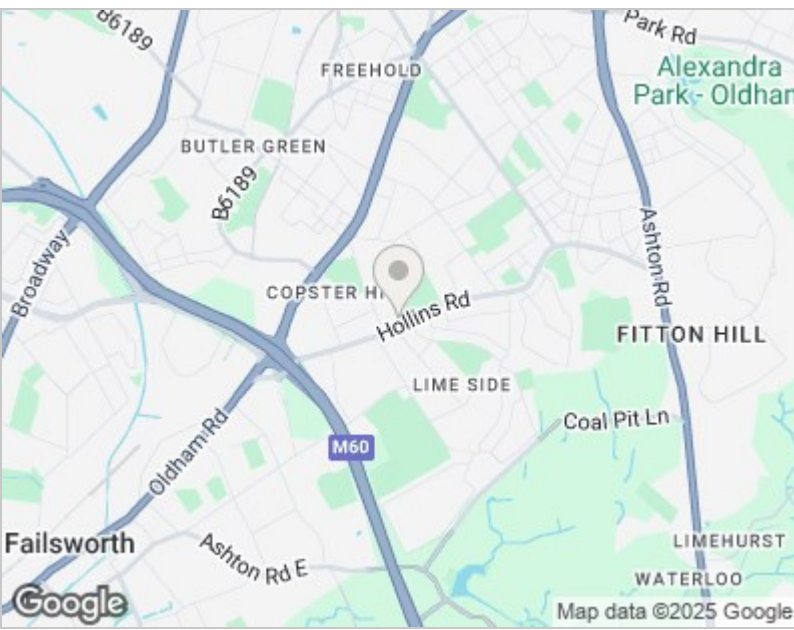


## Viewing

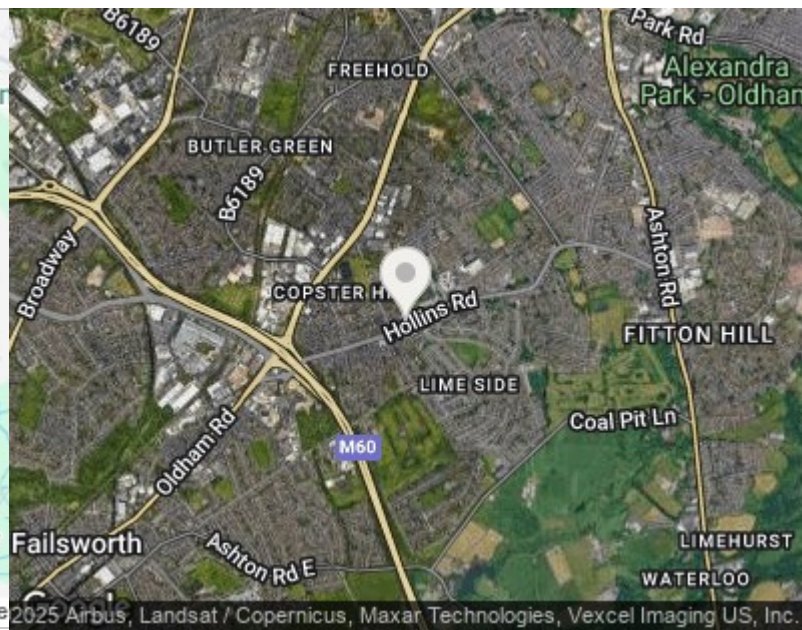
Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.



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.

832 Hollins Road, Oldham, OL8 4SR  
Tel: 0161 669 4833 Email: [oldham@hunters.com](mailto:oldham@hunters.com)  
<https://www.hunters.com>

