

HUNTERS[®]

HERE TO GET *you* THERE



Langham Road

Oldham, OL8 1AX

Offers Over £180,000



82 Langham Road

Oldham, OL8 1AX

Offers Over £180,000



Ideal first time purchased offered for sale with no onward chain. This mid town house comprises entrance hallway, lounge, dining room, kitchen, storage rooms, 3 bedrooms and bathroom. The property benefits from gas central heating and Upvc double glazing. Externally there is a small forecourt to the front with enclosed garden to the rear.

Entrance Hallway

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

Lounge

12'1" x 11'1" (3.7m x 3.4m)

Upvc double glazed window, radiator.

Dining Room

11'9" x 10'9" (3.6m x 3.3m)

Upvc double glazed window, radiator.

Kitchen

8'6" x 6'2" (2.6m x 1.9m)

Fitted wall and base units with work surfaces and stainless steel sink. Door leading to utility room.

Utility Room

7'10" x 5'2" (2.4m x 1.6m)

Plumbing for washing machine, wall and base units. Upvc double glazed window and door. 2 further storage rooms.

Bedroom 1

11'1" x 11'1" (3.4m x 3.4m)

Upvc double glazed window, radiator.

Bedroom 2

11'9" x 9'10" (3.6m x 3.0m)

Upvc double glazed window, radiator.

Bedroom 3

8'6" x 5'10" (2.6m x 1.8m)

Upvc double glazed window, radiator.

Bathroom

Bath with shower over, pedestal wash hand basin. Built in storage cupboard, Upvc double glazed window, radiator.

WC

Externally

Low maintenance outside with flagged garden area to the front and enclosed flagged garden to the rear.

Material Information - Oldham

Tenure Type; Leasehold

Leasehold Years remaining on lease; 899

Leasehold Annual Service Charge Amount £4.50

Council Tax Banding; B



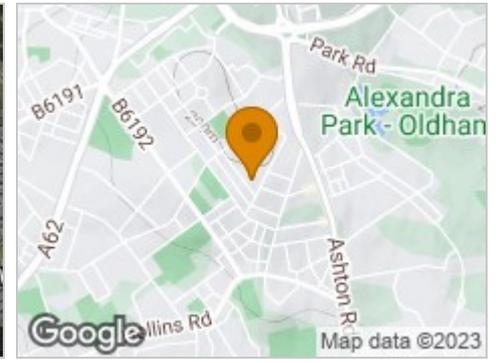
Road Map



Hybrid Map



Terrain Map



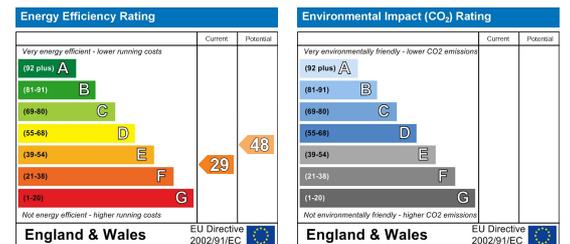
Floor Plan



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.