



Harrow Avenue

Oldham, OL8 4HY

Offers In The Region Of £200,000



- CUL-DE-SAC LOCATION
- 2 BEDROOMS
- UPVC DOUBLE GLAZING
- DRIVE & GARAGE
- FREEHOLD

- SEMI-DETACHED
- GAS CENTRAL HEATING
- 2 RECEPTION ROOMS
- LARGE REAR GARDEN
- EPC RATINGS D

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Offers In The Region Of



Situated in a quiet cul-de-sac location and not directly overlooked to the rear this well presented semi-detached home which has potential to be extended further subject to planning and/or building regulations. The internal accommodation comprises entrance hall, lounge, dining room, kitchen, 2 bedrooms and bathroom. The property also benefits from gas central heating and Upvc double glazing. Externally there is a drive to the front leading to attached garage with large enclosed garden to the rear. EPC RATING D

Porch

Upvc double glazed windows and door.

Entrance Hall

Lounge

13'9" x 11'9" (4.2m x 3.6m)

Upvc double glazed window, radiator.

Dining Room

15'1" x 9'6" (4.6m x 2.9m)

Upvc double glazed window, radiator.

Kitchen

10'9" x 9'6" (3.3m x 2.9m)

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

Bedroom 1

15'1" x 11'1" (4.6m x 3.4m)

Upvc double glazed window, radiator.

Bedroom 2

9'6" x 8'2" (2.9m x 2.5m)

Upvc double glazed window, radiator.

Bathroom

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

Garage

Access through the house via the kitchen or through the Up and over door to the front, Upvc door to the rear leading to rear garden. Power and lighting.

Externally

Garden and drive to the front, large enclosed garden to the rear which is not directly overlooked.

Material Information - Oldham

Tenure Type; Freehold

Council Tax Banding; B

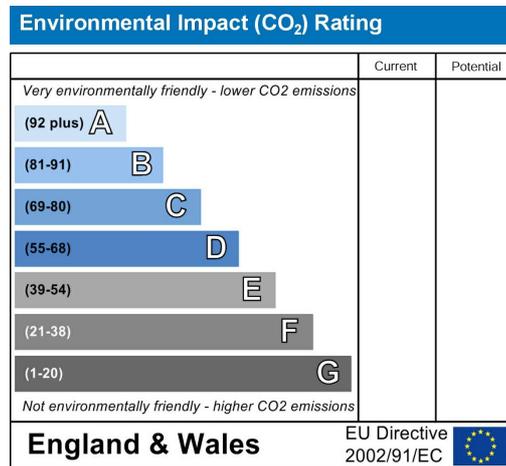
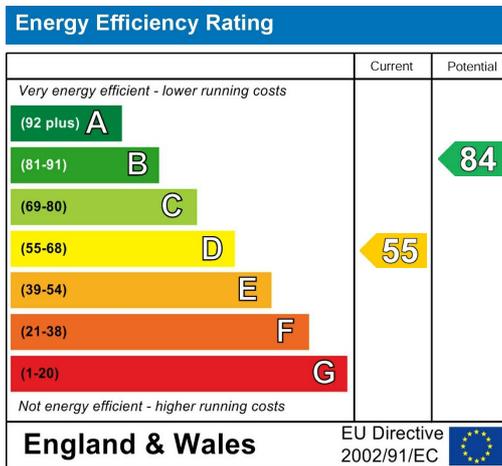
Floorplan







Energy Efficiency Graph



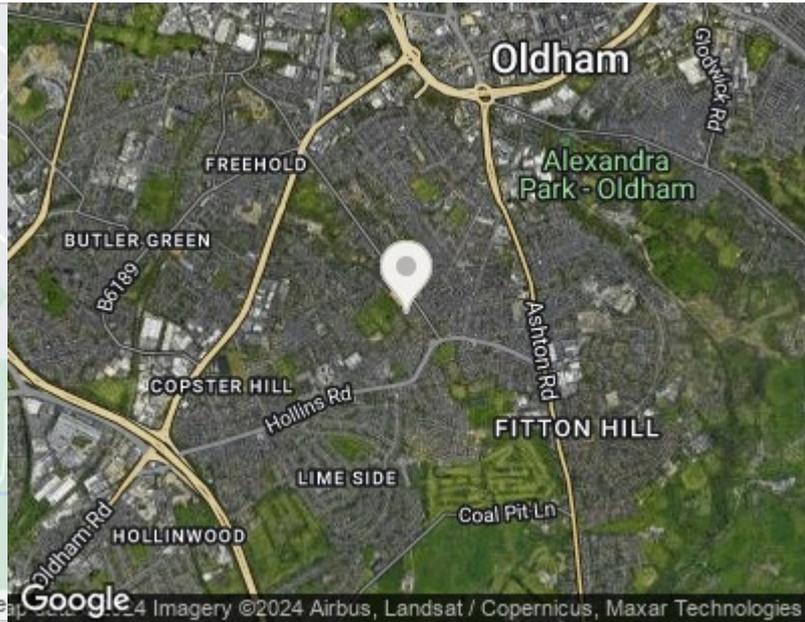
Viewing

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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