

# HUNTERS<sup>®</sup>

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## Cheviot Avenue

Oldham, OL8 4HB

Offers Over £170,000



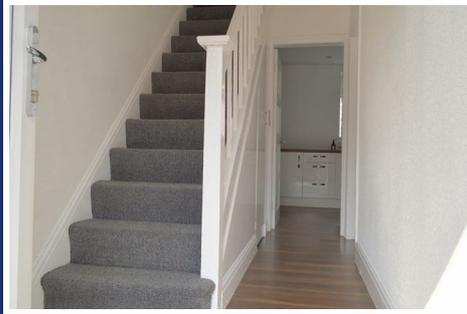
Council Tax: B



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Ideal first time purchase this mid terrace property that although requiring gas central heating offers excellent potential to be a great family home. The internal accommodation comprises entrance hallway, lounge, kitchen, ground floor wc and store room on the ground floor with 3 bedrooms and shower room on the first floor. The property does benefits from Upvc double glazed and has had new carpets and decoration before coming to market. Externally there is a small garden area to the front with enclosed garden to the rear. NO CHAIN EPC Rating F

## Entrance Hallway

Upvc double glazed window, Upvc entrance door. Stairs leading to first floor landing.

## Lounge

14'1" x 12'1" (4.3m x 3.7m)  
Laminate flooring, Upvc double glazed window.

## Kitchen

13'1" x 8'2" (4.0m x 2.5m)  
Fitted wall and base units with work surfaces and tiled splashback. Electric oven, hob and extractor hood. Upvc double glazed window.

## WC

## Bedroom 1

12'5" x 12'1" (3.8m x 3.7m)  
Upvc double glazed window.

## Bedroom 2

12'9" x 8'2" (3.9m x 2.5m)  
Upvc double glazed window.

## Bedroom 3

8'10" x 6'10" (2.7m x 2.1m)  
Upvc double glazed window.

## Shower Room

3 piece suite comprising corner shower cubicle, wash hand basin and low level wc. Upvc double glazed window.

## Externally

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

## Material Information - Oldham

Tenure Type; Leasehold  
Leasehold Years remaining on lease; 899  
Leasehold Ground Rent Amount; £5.00  
Council Tax Banding; B



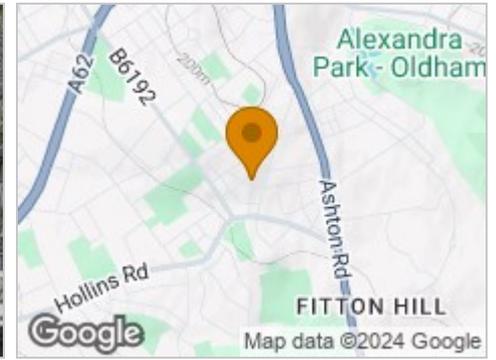
## Road Map



## Hybrid Map



## Terrain Map



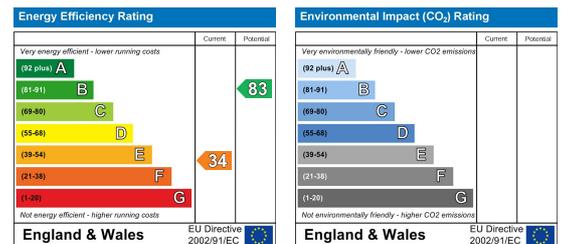
## Floor Plan



## 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.