

# HUNTERS®

HERE TO GET *you* THERE



Elm Road

Oldham, OL8 3JZ

Price £240,000



Council Tax: A



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Oldham, OL8 3JZ

Price £240,000



Spacious Semi-Detached family home which is in a convenient location with good transport links and short distance from Daisy Nook Country Park. The internal accommodation comprises porch, entrance hall, lounge, dining room, kitchen, 4 bedrooms, plus loft room and family bathroom. The property benefits from gas central heating and Upvc double glazing. Externally there is a driveway to the front and good sized enclosed garden to the rear. No Chain - EPC Rating D

## Porch

Upvc double glazed windows and doors.

## Entrance Hallway

Tiled flooring, radiator, stairs leading to first floor landing.

## Guest WC

Low level wc, wash hand basin. Tiled floor.

## Lounge

15'8" x 11'5" (4.8m x 3.5m)

Laminate flooring, Upvc double glazed window, radiator.

## Dining Room

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

Laminate flooring, radiator, Upvc double glazed window..

## Kitchen

15'1" x 11'5" (4.6m x 3.5m)

Fitted wall and base units with work surfaces and tiled splashback along with centre Island. Upvc double glazed window, radiator.

## Bedroom 1

14'5" x 9'10" (4.4m x 3.0m)

Upvc double glazed window, radiator.

## Bedroom 2

11'5" x 9'10" (3.5m x 3.0m)

Upvc double glazed window, radiator.

## Bedroom 3

10'9" x 9'10" (max) (3.3m x 3.0m (max))

Upvc double glazed window, radiator.

## Bedroom 4

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

Upvc double glazed window, radiator.

## Shower Room

8'2" x 6'2" (2.5m x 1.9m)

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

## Loft

Velux roof window.

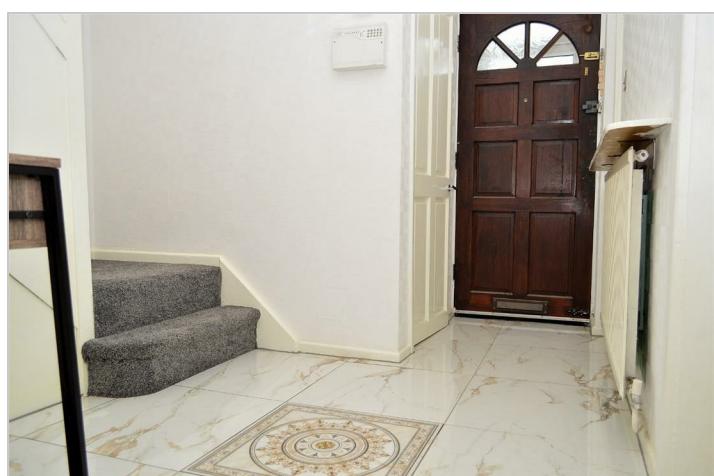
## Externally

Driveway to the front and spacious enclosed garden to the rear with artificial grass and flagged patio area.

## Material Information - Oldham

Tenure Type; FREEHOLD

Council Tax Banding; A



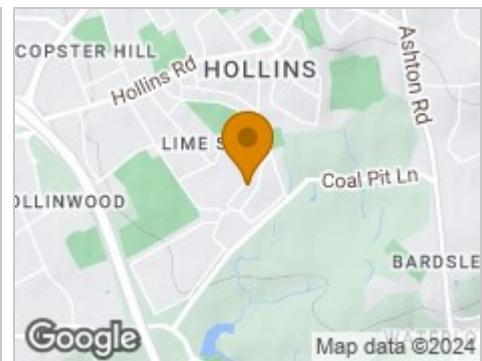
## Road Map



## Hybrid Map



## Terrain Map



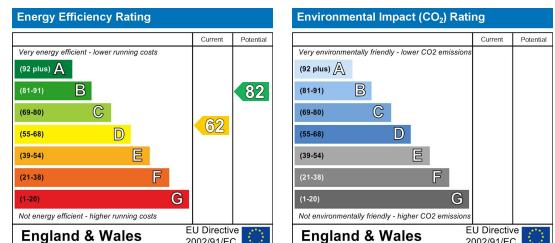
## Floor Plan



## 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.