

HUNTERS®

HERE TO GET *you* THERE



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Bellfield Avenue

Oldham, OL8 3EW

Price £170,000



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Hallway

UPVC entrance door, radiator.

Lounge

20'0" x 11'1" (6.1m x 3.4m)

UPVC double glazed bay windows, fire with feature surround, radiator.

Kitchen Diner

14'1" x 14'9" (max) L shaped (4.3m x 4.5m (max) L shaped)

Fitted wall and base units with work surfaces and tiled splashback, integrated fridge freezer, dishwasher, double electric oven, 5 ring hob and extractor hood. Radiator, UPVC double glazed window and patio doors leading to rear garden. Under stairs storage cupboard which is vented for a tumble drier.

Bedroom 1

10'2" x 9'10" (3.1m x 3.0m)

UPVC double glazed bay window, radiator.

Bedroom 2

9'10" x 9'6" (3.0m x 2.9m)

Fitted wardrobes, UPVC double glazed window, radiator.

Bedroom 3

10'5" x 5'6" plus walk in cupboard (3.2m x 1.7m plus walk in cupboard)

UPVC double glazed window, radiator.

Bathroom

10'2" x 10'2" (max) (3.1m x 3.1m (max))

4 piece suite comprising bath, shower enclosure, vanity wash hand basin and concealed cistern wc.

Wall and floor tiles, UPVC double glazed window, radiator.

Externally

Small garden area to the front with enclosed garden to the rear with flagged patio area and lawn.

Material Information - Oldham

Tenure Type; Leasehold

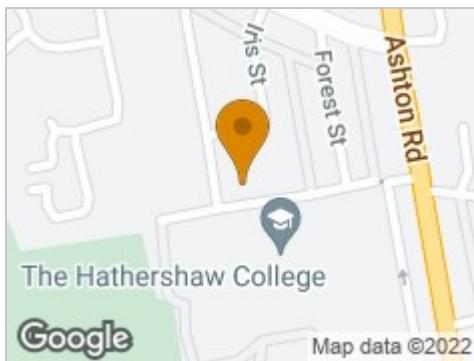
Leasehold Years remaining on lease; 840

Leasehold Ground Rent Amount £3.50

Council Tax Banding; A



Road Map



Hybrid Map



Terrain Map



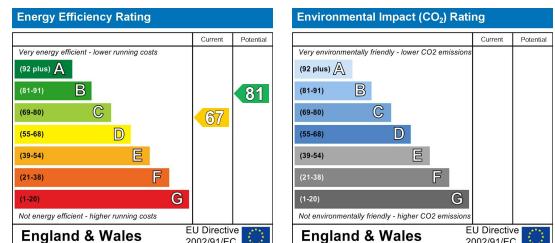
Floor Plan



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.