

HUNTERS®

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Penrith Avenue

Oldham, OL8 4LY

Offers Over £165,000



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Entrance Hall

Upvc door, laminate flooring, stairs leading to first floor landing.

Lounge / Diner

10'2" x 22'0" (3.1 x 6.7)

Open plan room with Upvc double glazed window to the front and patio doors to the rear, 2 x radiators.

Kitchen

7'7" x 8'2" (2.3 x 2.5)

Modern fitted wall and base units with work surfaces and tiled splashback, electric oven, gas hob and extractor hood. Upvc double glazed windows.

Bedroom 1

10'2" x 10'6" (3.1 x 3.2)

Upvc double glazed window, radiator.

Bedroom 2

10'2" x 10'6" (3.1 x 3.2)

Upvc double glazed window, radiator.

Bedroom 3

5'7" x 7'7" (1.7 x 2.3)

Upvc double glazed window, radiator.

Bathroom

5'7" x 7'7" (1.7 x 2.3)

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

Outdoor Space

Small garden area to the front with enclosed garden to the rear.

Material Information - Oldham

Tenure Type; Leasehold

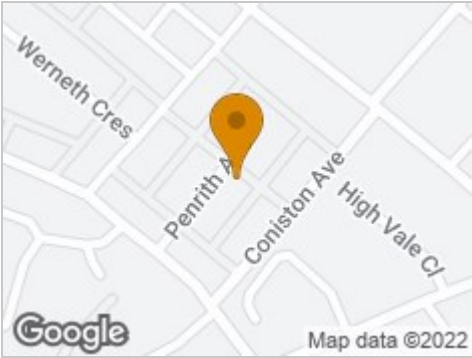
Leasehold Years remaining on lease; 810

Leasehold Annual Service Charge Amount £3.18

Council Tax Banding; B



Road Map



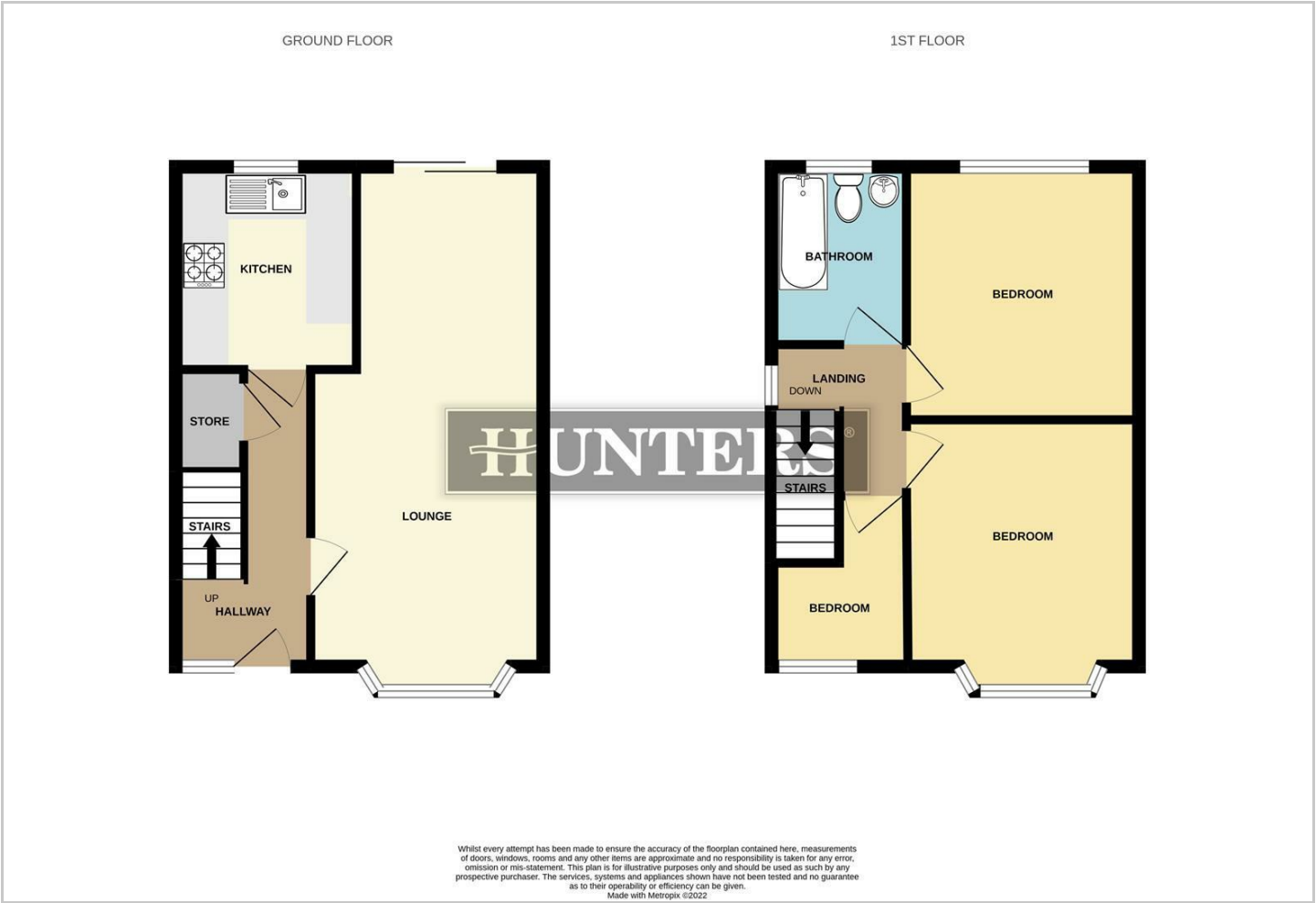
Hybrid Map



Terrain Map



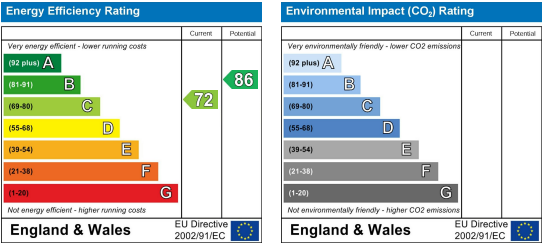
Floor Plan



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.