

HUNTERS[®]

HERE TO GET *you* THERE



Merton Avenue

Oldham, OL8 4JE

Price £200,000



- MID TOWN HOUSE
- 3 BEDROOMS
- UPVC DOUBLE GLAZING
- FRONT AND REAR GARDEN

- CONVENIENT LOCATION
- GAS CENTRAL HEATING
- CONSERVATORY
- NO ONWARD CHAIN

Tel: 0161 669 4833

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Oldham, OL8 4JE

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Hunters are delighted to offer for sale three bedroom mid-terraced town house situated in a popular residential area of Oldham. Ideal for first-time buyers, growing families or investors, the property benefits from gas central heating and uPVC double glazing.

Internally, the accommodation comprises an entrance hallway leading to a spacious lounge with feature bay window overlooking the front. The kitchen is fitted with a range of wall and base units, plus a useful utility area and access to the rear.

To the first floor are three bedrooms – two doubles and a single – along with a family bathroom featuring a shower cubicle, WC and wash basin.

Externally, the property enjoys gardens to front and rear. The front is paved for easy maintenance with steps to the entrance, while the rear garden offers a private outdoor space with patio area, lawn and potential for further landscaping or off-road parking (subject to permissions).

Additional benefits include close proximity to local amenities, schools, transport links and the M60 motorway network.

Early viewing is highly recommended to appreciate the accommodation on offer.

Porch

A small enclosed porch.

Hallway

The hallway is bright and functional, featuring tiled flooring and a staircase with carpeted steps rising to the first floor.

Lounge

13'7" x 11'6" (4.13m x 3.50m)

This living room benefits from a large bay window filling the space with natural light and offering views to the front. The room features solid wood flooring and contemporary vertical radiators, with pale painted walls creating a calm atmosphere. There is ample space for seating and media furniture, making it a welcoming spot to relax.

Kitchen

15'6" x 9'10" (4.73m x 3.01m)

The kitchen boasts a practical layout with plenty of white cabinetry and dark countertops. It is fitted with a gas hob, double oven, integrated sink, and has space for a washing machine and dishwasher. Large windows and a door open out into the conservatory, allowing natural light to flow through. The kitchen's tiled floor complements the light wall colours and checkerboard tiles below the windows.

Conservatory

11'9" x 10'0" (3.57m x 3.05m)

The conservatory offers a bright, airy space with a roof that allows plenty of daylight to flood in. Its doors open directly into the garden, making it ideal for enjoying views of the outside area or for use as a casual sitting or exercise space. Tiled flooring and white-framed windows enhance the light atmosphere.

Bedroom 1

9'10" x 8'7" (3.01m x 2.61m)

This bedroom is a good-sized double, carpeted in red with white walls featuring a decorative black and white woodland wallpaper to one wall. A window with vertical blinds overlooks the garden, letting in plenty of natural light.

Bedroom 2

12'0" x 10'6" (3.66m x 3.19m)

A double bedroom featuring neutral walls and light wood flooring. A window with vertical blinds overlooks the rear garden, allowing natural light to fill the room.

Bedroom 3

12'0" x 5'1" (3.66m x 1.54m)

This bedroom is compact and bright, carpeted in red with white walls and a window overlooking the front. A radiator sits beneath the window, and the room is simple and practical, suitable for use as a child's bedroom or study.

Shower Room

6'11" x 3'8" (2.12m x 1.12m)

The shower room is neatly fitted with a modern suite comprising a glass-enclosed shower, a vanity unit with a sink, and a toilet. The walls are tiled with wood-effect tiles, and a vertical blind covers the narrow window which provides natural light and ventilation.

Attic Room

16'1" x 11'6" (4.9m x 3.5m)

The attic room offers a versatile space with light carpet and white walls. A large Velux window fills the room with natural light, making it an ideal space for a family room, home office, or additional bedroom. The room has sloping ceilings and is accessed by a pull down ladder on the landing below.

Front Exterior

The front garden is enclosed by a low brick wall with gated access, featuring a paved pathway leading to the front door. A mature palm tree adds character and a touch of greenery to the front of the property.

Rear Garden

The rear garden features a paved patio area with a large pond, surrounded by fencing for privacy. There is space for outdoor seating and gardening, with mature trees and shrubs adding interest and greenery to the space.

Material Information - Oldham

Tenure Type; Leasehold

Leasehold Years remaining on lease; 902

Leasehold Annual Service Charge Amount £

Council Tax Banding; A

Floorplan







Energy Efficiency Graph

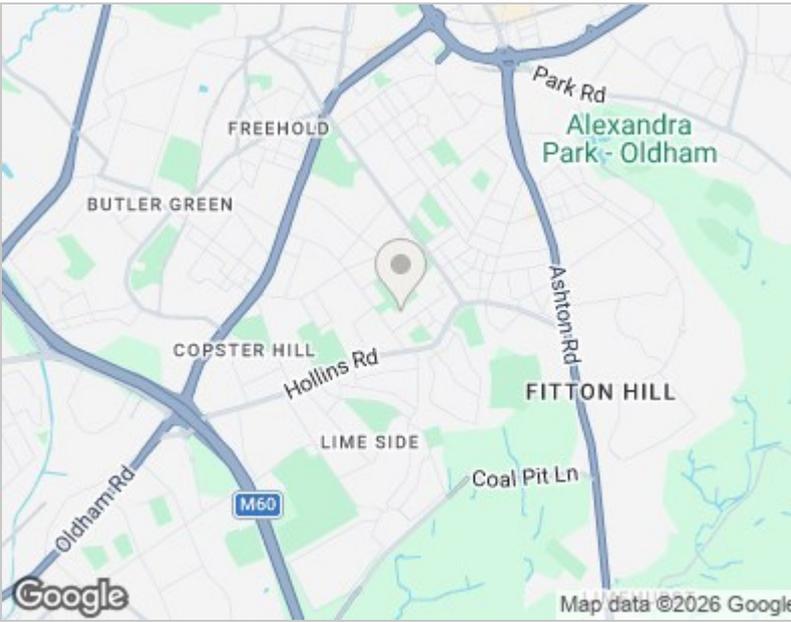
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

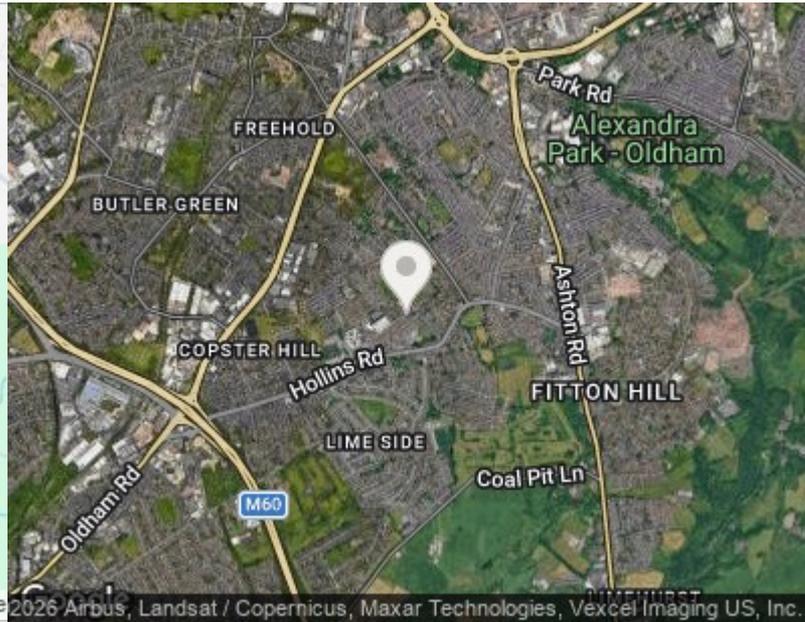
Viewing

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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