

# HUNTERS®

HERE TO GET *you* THERE



## Werneth Crescent

Oldham, OL8 4LT

Offers Over £210,000



- EXTENDED MID TOWN HOUSE
- 3 DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- REAR GARDEN

- DORMER LOFT CONVERSION
- 2 RECEPTION ROOMS
- UPVC DOUBLE GLAZING
- EPC RATING C

Tel: 0161 669 4833

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Oldham, OL8 4LT

Offers Over £210,000



Welcome to this extended mid town house located on Werneth Crescent in Oldham! This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms and two bathrooms, there is ample space for a growing family or for those who enjoy having extra room for guests.

One of the standout features of this property is the extension to the rear, providing additional living space and enhancing the overall layout of the house. The dormer loft conversion adds a touch of character and creates a cozy retreat within the home.

For your comfort, this house is equipped with gas central heating, ensuring you stay warm and cozy during the colder months. The upvc double glazing not only adds to the energy efficiency of the property but also helps to keep the interior peaceful by reducing outside noise.

Step outside to discover the large decked garden, a perfect spot for enjoying a morning coffee or hosting summer barbecues with friends and family. Imagine creating beautiful memories in this outdoor space!

Don't miss the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and experience the charm and warmth that this property has to offer. EPC Rating C

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### Porch

Upvc double glazed windows and Upvc entrance door.

### Hallway

Radiator, stairs leading to first floor landing.

### Lounge

18'8" x 10'9" (5.7m x 3.3m)

Upvc double glazed bay window, electric fire with feature surround.

### Kitchen

12'1" x 7'6" (3.7m x 2.3m)

Fitted wall and base units with work surfaces and tiled splashback.

### Dining Room

12'9" 10'2" (3.9m 3.1m)

Upvc double glazed window, radiator.

### Bedroom 1

12'5" x 9'10" (3.8m x 3.0m)

Upvc double glazed window, radiator.

### Bedroom 2

10'9" 8'6" (3.3m 2.6m)

Upvc double glazed window, radiator.

### Bathroom

7'6" x 5'2" (2.3m x 1.6m)

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

### Landing

Upvc double glaed window, stairs leading to dormer bedroom.

### Bedroom 3

13'1" x 11'5" (4.0m x 3.5m)

Upvc double glazed window, radiator.

### Shower Room

Corner shower enclosure, wash hand basin and low level wc. Upvc double glazed window, radiator.

### Externally

Good sized elevated garden which has been

recently decked to create a low maintenance space which is ideal for entrertaining.

### Material Information - Oldham

Tenure Type; Leasehold 809

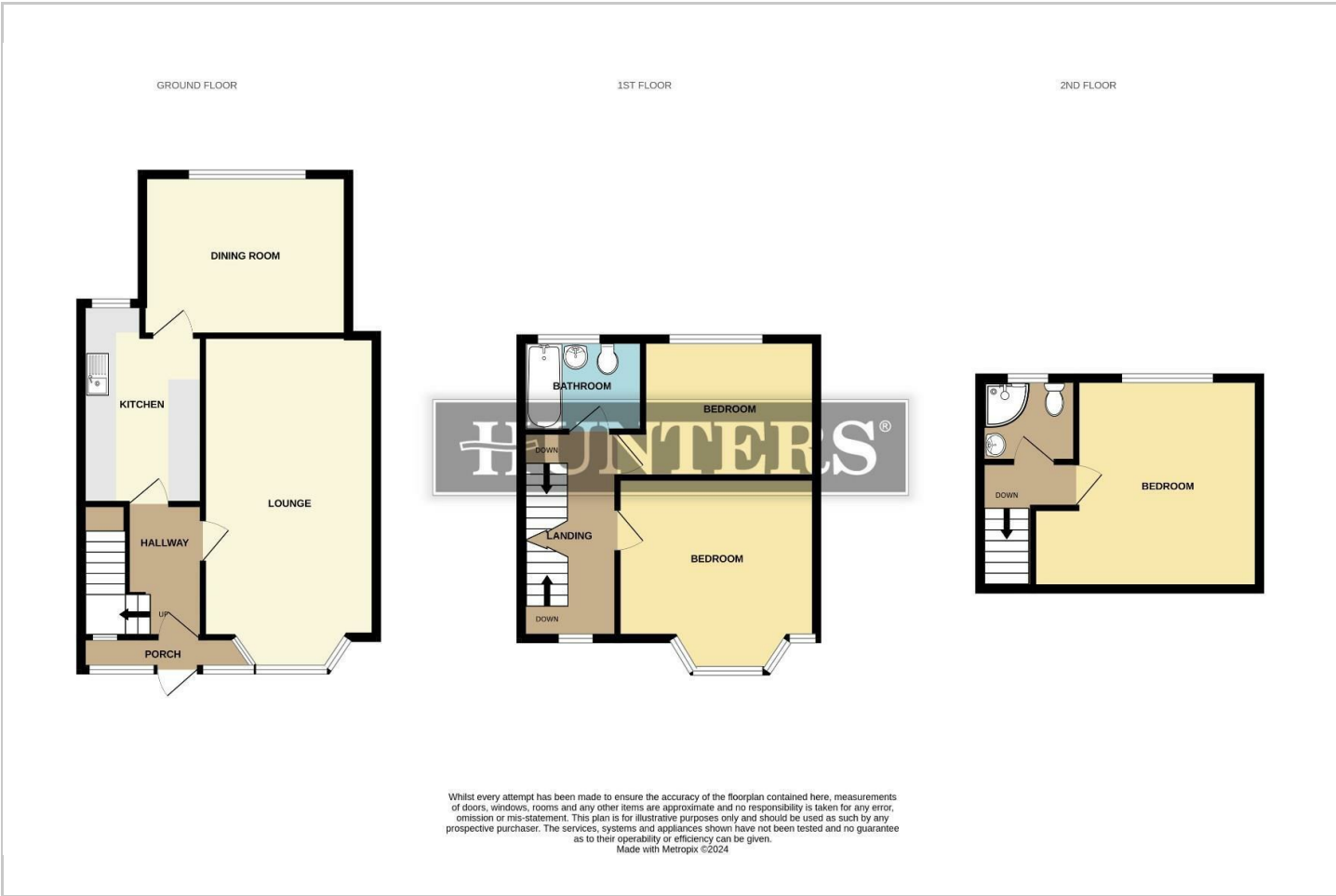
Leasehold Years remaining on lease;

Leasehold Ground Rent Amount, £3.17

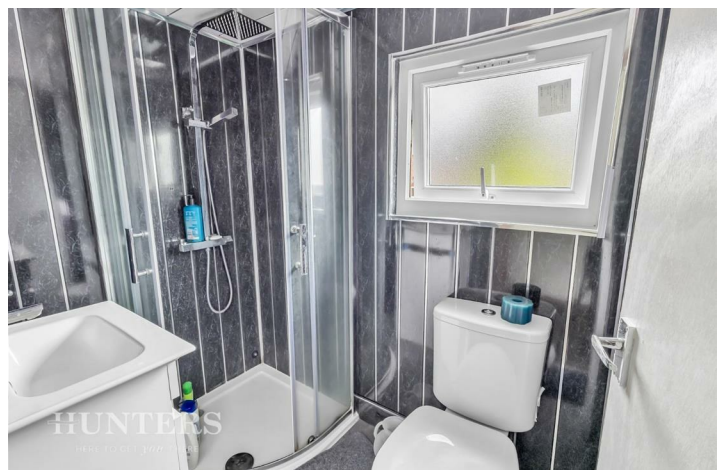
Council Tax Banding;



Floorplan



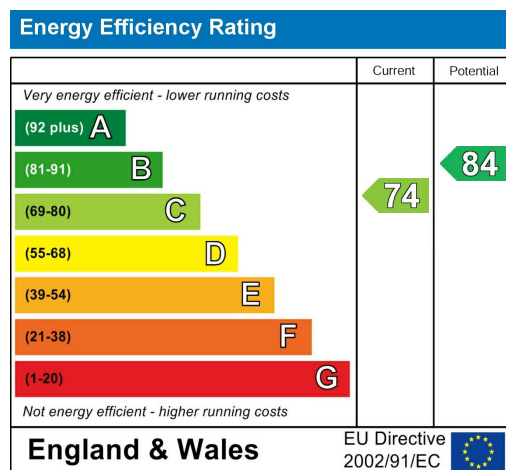








## Energy Efficiency Graph

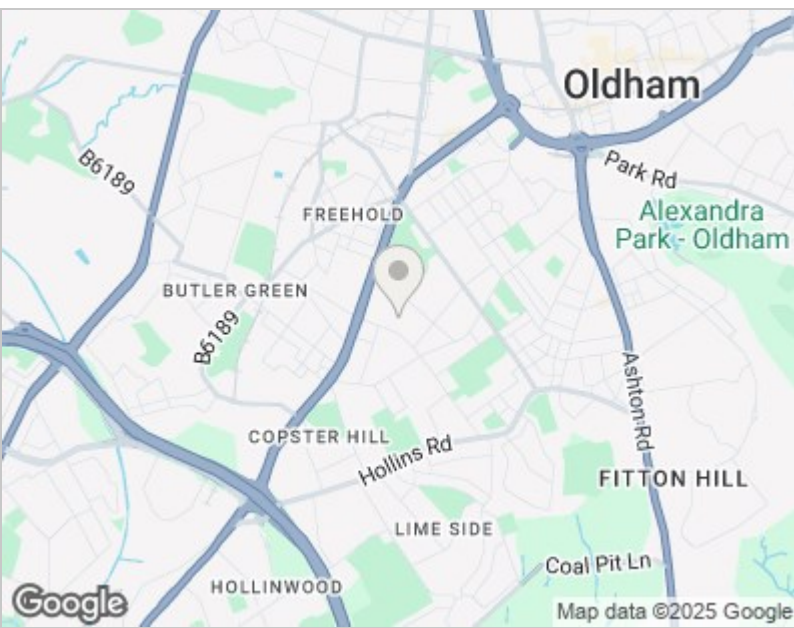


## Viewing

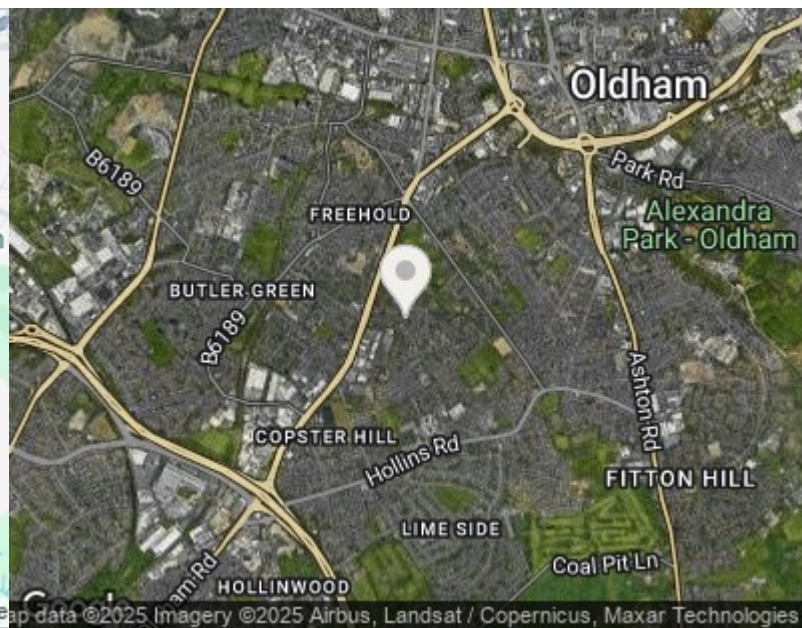
Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.



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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