

# HUNTERS®

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## Ashfield Crescent

Springhead, Oldham, OL4 4NX

Price £240,000



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## Entrance Hall

Upvc entrance door, radiator, storage cupboard.

## Lounge 17'4" x 9'6" (5.3m x 2.9m)

Large Upvc double glazed window, radiator.

## Kitchen Diner 17'4" x 13'1" (max) (5.3m x 4.0m (max))

Fitted wall and base units with work surface and tiled splashback, integrated washing machine, double electric oven and hob. Underfloor heating, Upvc double glazed window, Upvc French doors leading to rear garden.

## Landing

Upvc double glazed window, storage cupboard. Loft hatch with pull down ladder and partly boarded for storage.

## Bedroom 1 11'5" x 10'2" (3.5m x 3.1)

Storage cupboard, Upvc double glazed window, radiator.

## Bedroom 2 12'9" x 8'10" (3.9m x 2.7m)

Upvc double glazed window, radiator.

## Bedroom 3 8'2" x 6'6" (2.5m x 2.0m)

Upvc double glazed window, radiator.

## Shower Room

3 piece suite comprising shower enclosure, wash hand basin and low level wc. Upvc double glazed window, radiator.

## Detached Garage

Up and over door to the front, side entrance door.

## Externally

Garden area to the front with long driveway to the side leading to detached garage, enclosed garden to the rear with lawn and decked patio area.

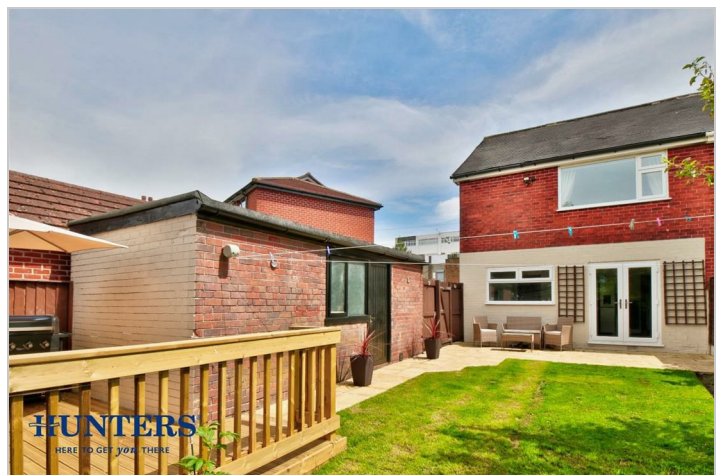
## Material Information - Oldham

Tenure Type; leasehold

Leasehold Years remaining on lease; 943 years

Leasehold Ground Rent Amount; £12.10

Council Tax Banding; C



Road Map



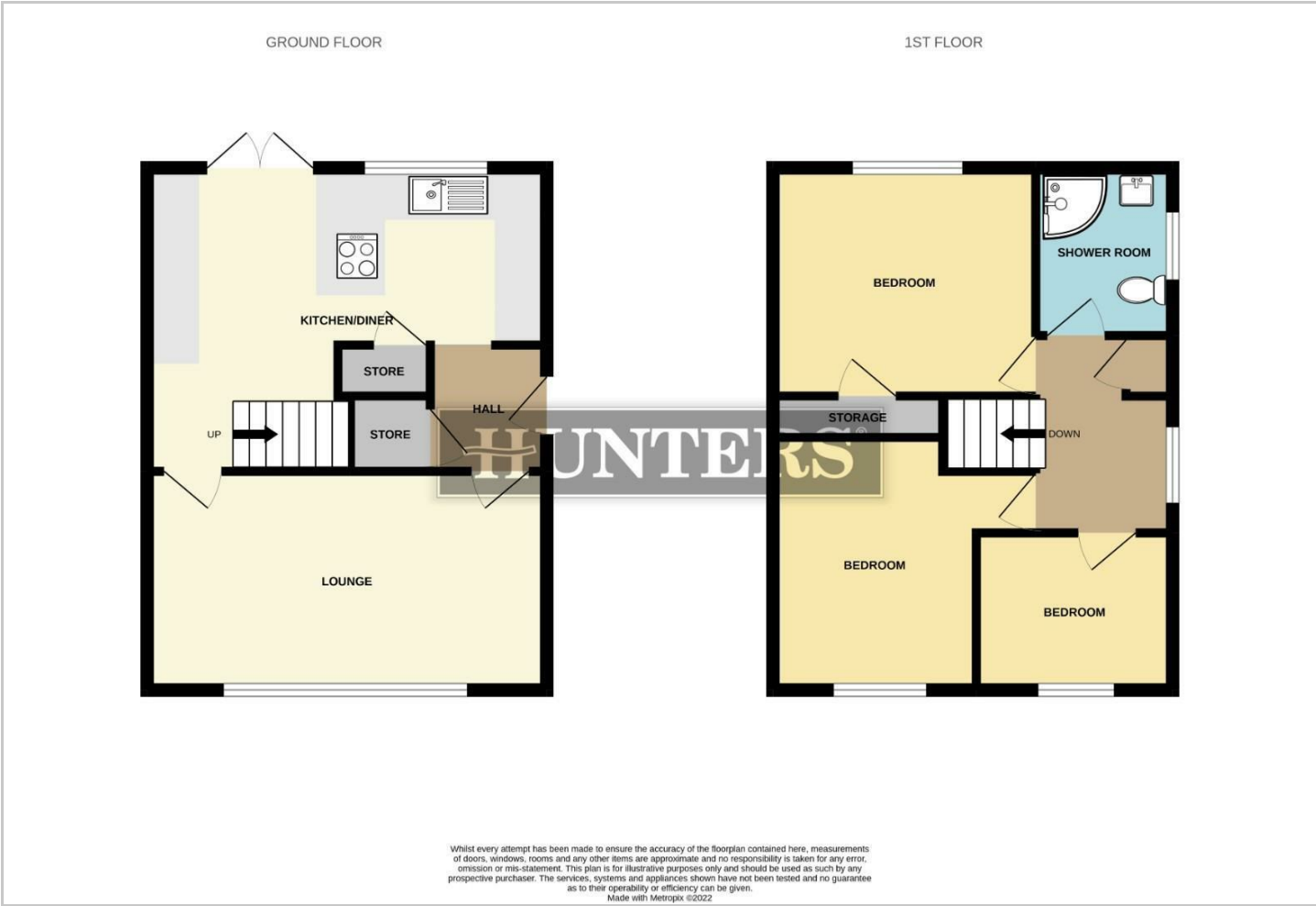
Hybrid Map



Terrain Map



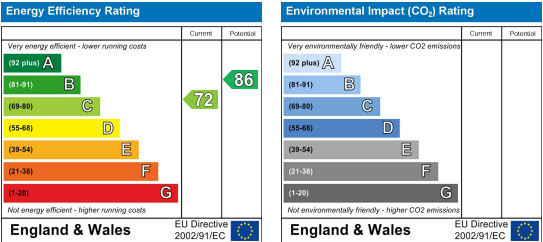
Floor Plan



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.