

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



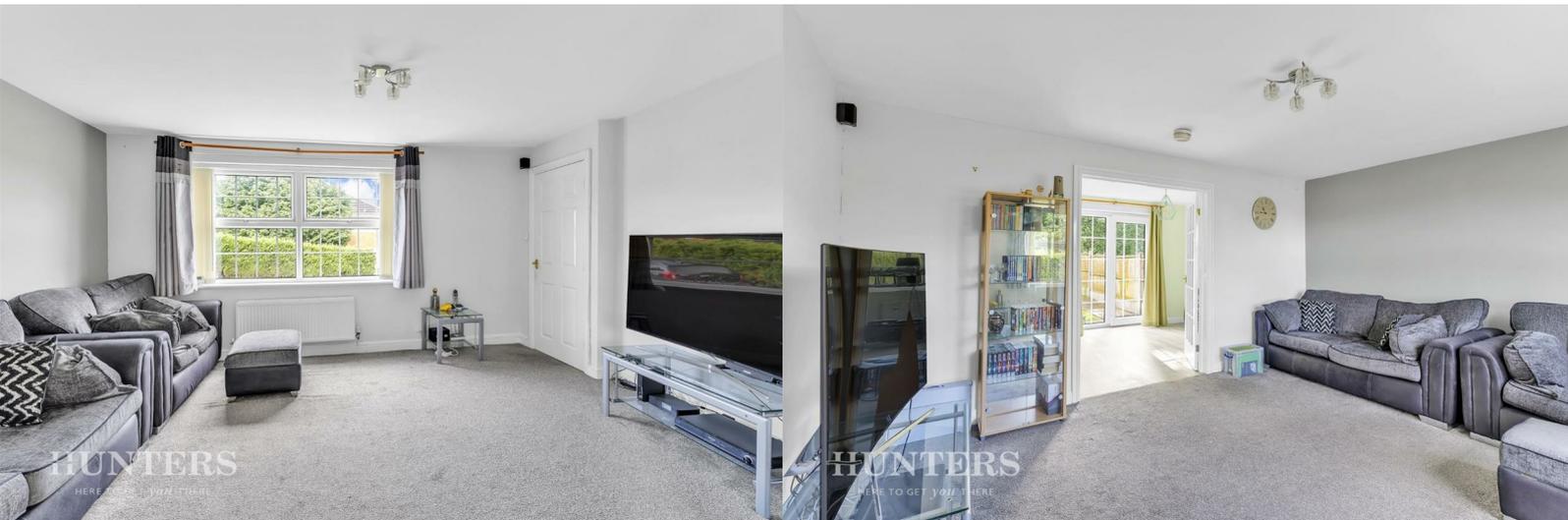
## Chepstow Drive

Oldham, OL1 4TF

Offers Over £200,000



Council Tax: B



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Welcome to Chepstow Drive, Oldham - a semi-detached house that is sure to capture your heart! This well-presented property boasts 1 reception room, 3 bedrooms, and 1 bathroom, making it the perfect home for a small family or those looking for a bit of extra space.

One of the standout features of this lovely home is the parking available for 2 vehicles, ensuring you never have to worry about finding a spot after a long day. The convenience continues with a short distance to the tram stop, making commuting a breeze.

Step outside and you'll find yourself in the delightful front and rear gardens, perfect for enjoying a cup of tea on a sunny morning or hosting a barbecue with friends and family.

Don't miss out on the opportunity to make this charming property your own - book a viewing today and start picturing your life in this wonderful home on Chepstow Drive! EPC Rating C

## Entrance Hall

Upvc entrance door, radiator, stairs leading to first floor landing..

## Lounge

14'9"n x 11'9" (4.5n x 3.6m)

Upvc double glazed window, radiator.

## Kitchen Diner

18'0" x 8'10" (5.5m x 2.7m)

Fitted wall and base units with work surfaces and tiled splashback. Electric oven, gas hob and extractor hood. Radiator, Upvc double glazed window, Upvc door to the side and Upvc patio doors leading to rear garden.

## Landing

Upvc double glazed window, radiator.

## Bedroom 1

11'1" x 10'5" (3.4m x 3.2m)

Upvc double glazed window, radiator.

## Bedroom 2

10'5" x 8'10" (3.2m x 2.7m)

Upvc double glazed window, radiator.

## Bedroom 3

8'6" x 7'6" (2.6m x 2.3m)

Upvc double glazed window, radiator.

## Bathroom

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

## Exteranlly

Lawned garden to the front with long driveway leading to the side, enclosed rear garden lawn and flagged patio area.

## Material Information - Oldham

Tenure Type; Leasehold

Leasehold Years remaining on lease; 976

Leasehold Ground Rent Amount, £50.00

Council Tax Banding; B

Tel: 0161 669 4833



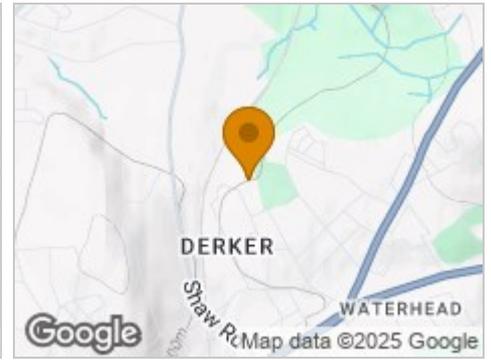
## Road Map



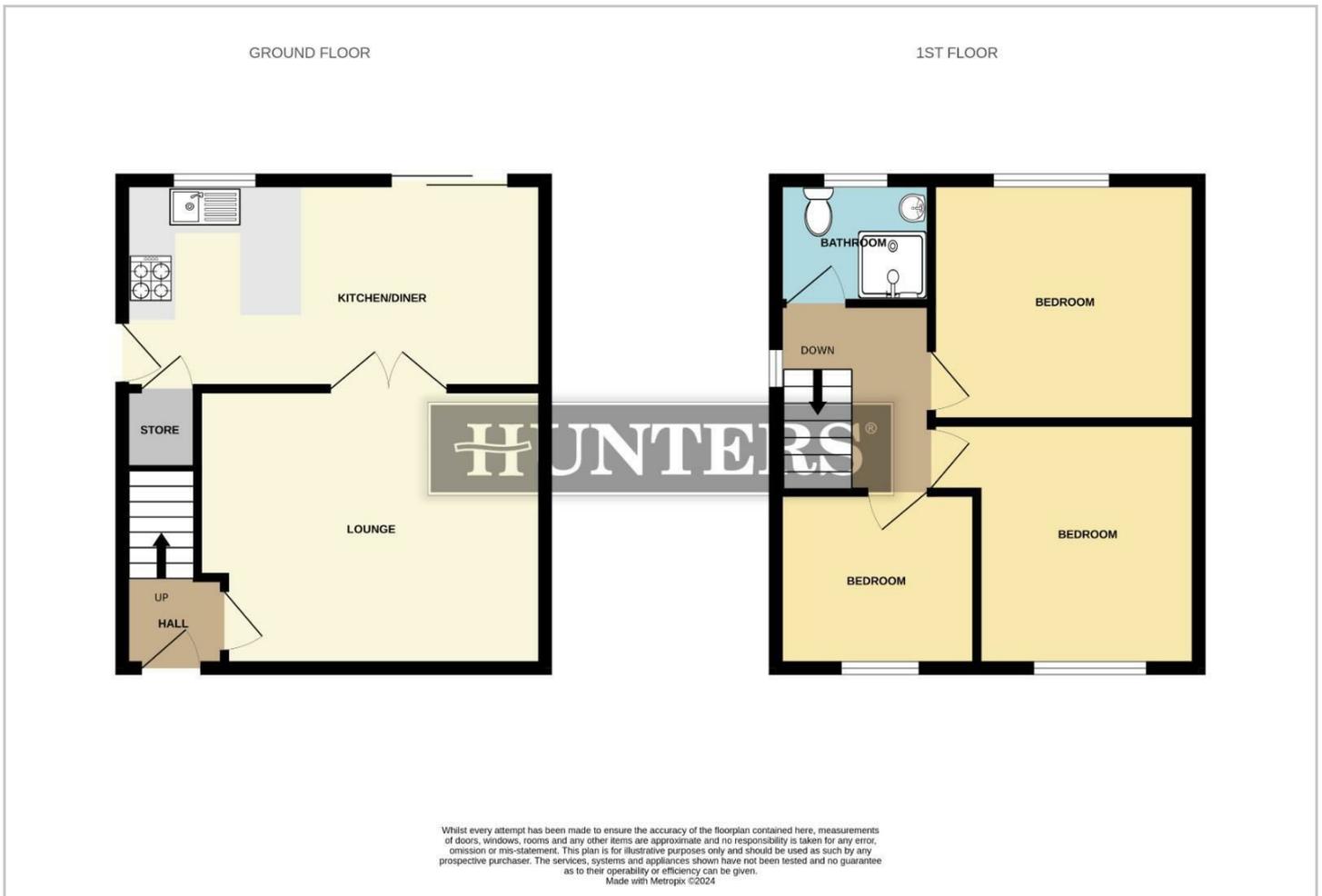
## Hybrid Map



## Terrain Map



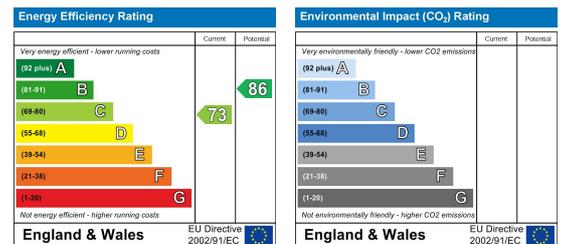
## Floor Plan



## 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.