

HUNTERS®

HERE TO GET *you* THERE



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Brae Side

Garden Suburbs, Oldham, OL8 3AP

Price £299,995



- WELL PRESENTED
- 3 BEDROOMS
- UPVC DOUBLE GLAZING
- DRIVE AND GARAGE
- EPC RATING D
- SEMI-DETACHED
- CONSERVATORY
- GAS CENTRAL HEATING
- GOOD SIZED REAR GARDEN

Tel: 0161 669 4833

Brae Side

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Situated in the popular location of Garden Suburbs this well presented and maintained Semi-Detached family home with good sized rear and side garden. The internal accommodation comprises entrance hall, lounge, kitchen diner, conservatory, guest wc, 3 bedrooms, bathroom and separate wc. The property benefits from gas central heating and Upvc double glazing. Externally there is a block paved drive leading to detached garage and good sized side and rear garden.. EPC Rating D

Entrance hall

Upvc entrance door, wooden flooring, radiator, open plan stairs.

Lounge

13'9" x 13'9" (4.2 x 4.2)

Living flame gas fire with feature surround, wooden flooring, 2 x Upvc double glazed windows, radiator.

Dining Kitchen

10'6" x 17'9" (3.2 x 5.4)

Fitted wall and base units with work surfaces and tiled splashback Breakfast bar and under counter lighting. Laminate flooring, Upvc double glazed window, radiator.

Conservatory

8'10" x 16'1" (2.7 x 4.9)

Tiled floor, Upvc double glazed, French doors leading to rear garden

Guest WC

Low level wc, wash hand basin, double glazed window, heated towel rail.

Bedroom 1

11'2" x 10'10" (3.4 x 3.3)

2 x double glazed window, radiator.

Bedroom 2

8'6" x 13'9" (2.6 x 4.2)

Front aspect, Upvc double glazed window, radiator.

Bedroom 3

9'2" x 10'10" (2.8 x 3.3)

Upvc double glazed window, velux window, radiator.

Bathroom

Tiled shower enclosure, corner bath and wash hand basin. Wall and floor tiles, Upvc double glazed window, heated towel rail.

Separate WC

Low level wc, Upvc double glazed window, radiator, wall and floor tiles.

Externally

Block paved driveway leading to detached garage lawned garden to the front. Large enclosed garden to the rear with decking, patio, lawn and flowerbeds.

Detached Garage

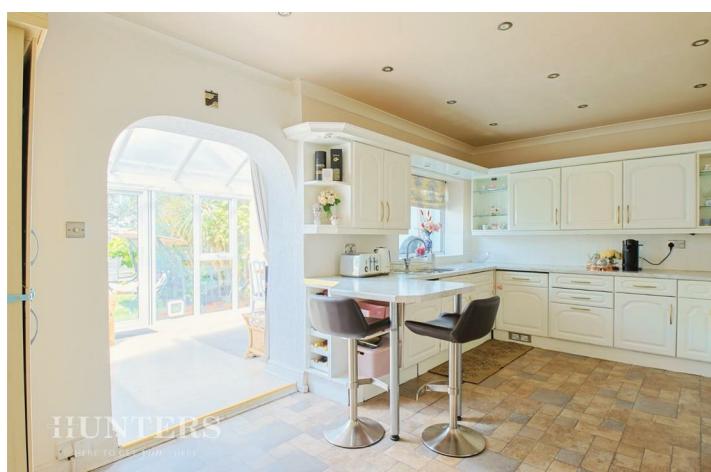
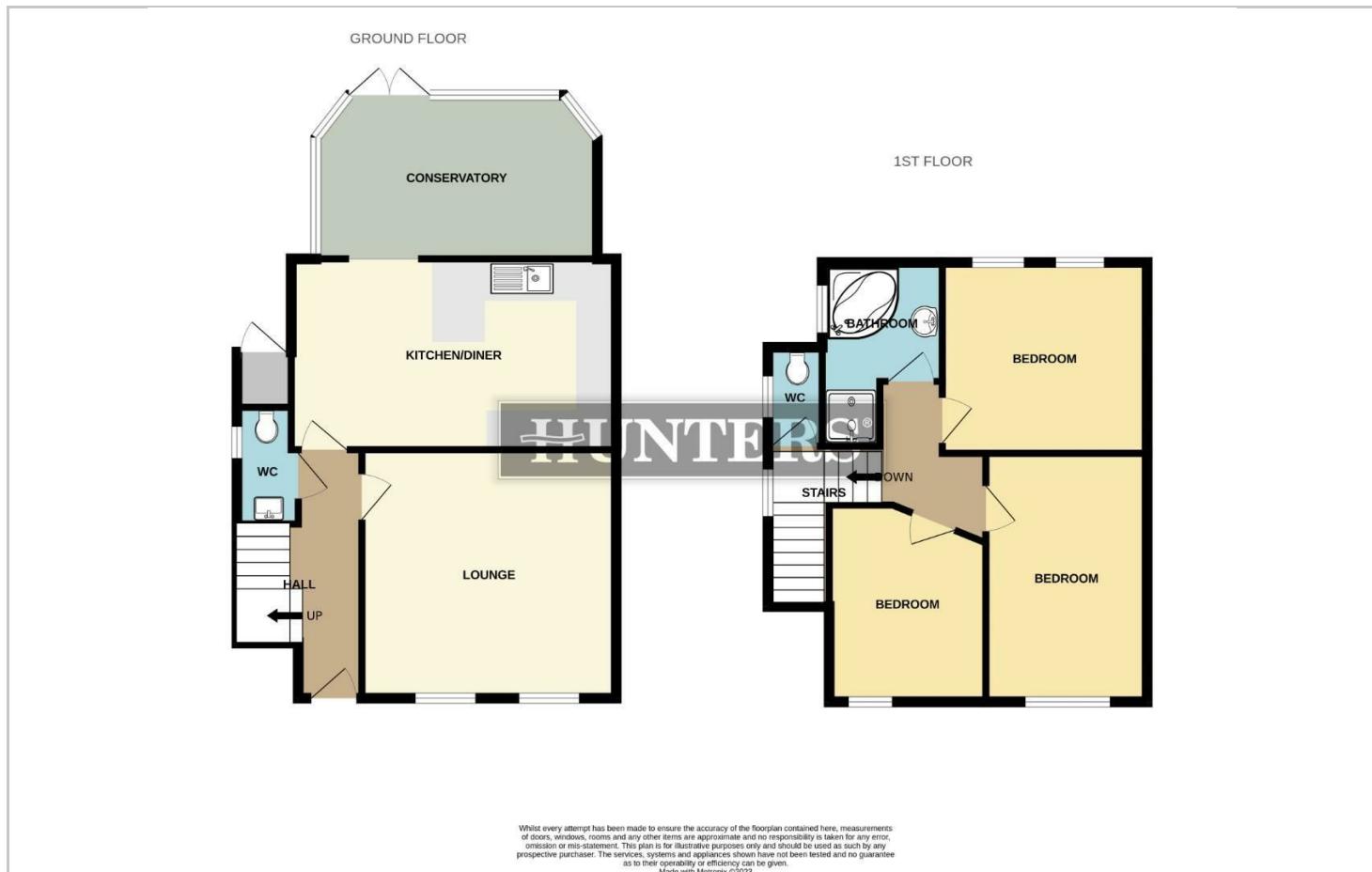
Up and Over door to the front.

Material Information - Oldham

Tenure Type; Freehold

Council Tax Banding; C

Floorplan





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Energy Efficiency Graph

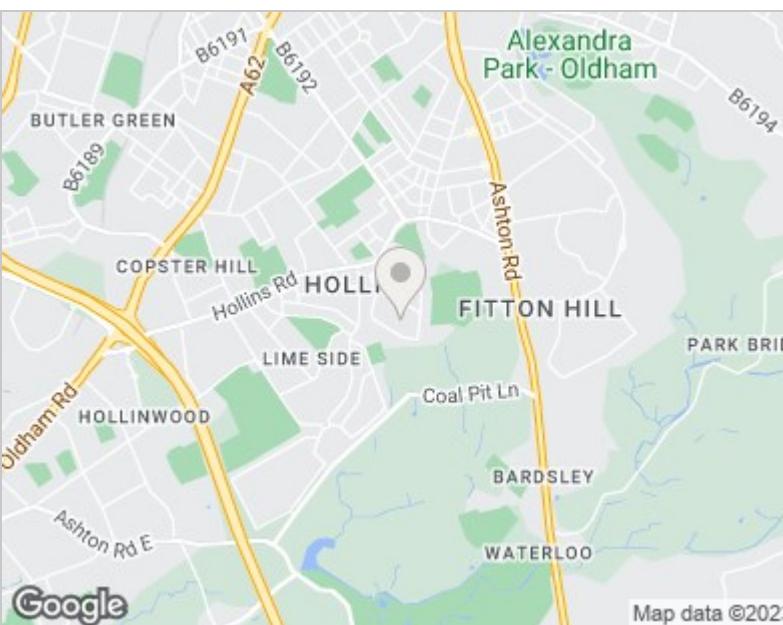
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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	

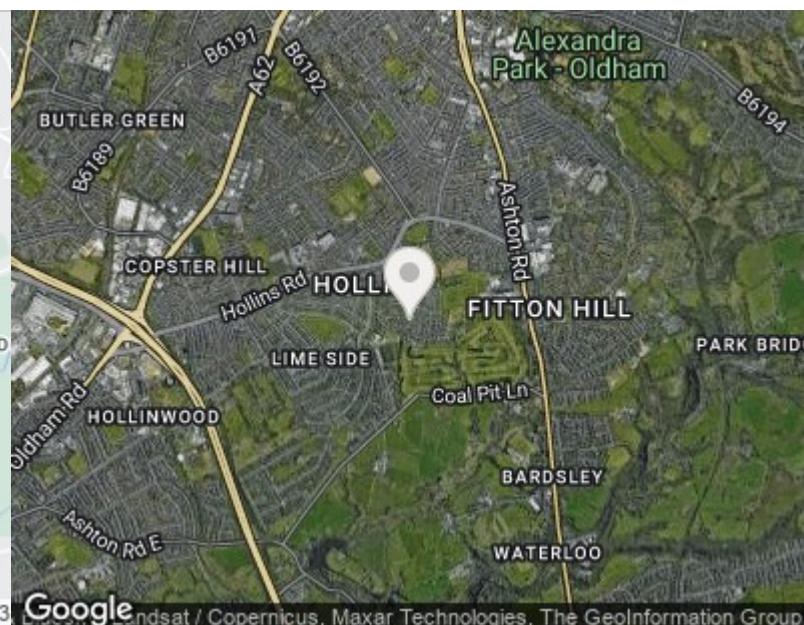
Viewing

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



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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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