



12 Flaxman Rise Oldham, OL1 4QB

Lovely 3 bedroom home on a private cul-de-sac with well manicured gardens. This well maintained property briefly comprises; entrance hall, guest w/c, lounge, dining room and fitted kitchen to the ground floor with 2 double bedrooms, third single bedroom and bathroom to the first floor. Externally the property benefits from gardens to three sides offering a great place to relax or entertain along with an opportunity to extend. Being offered with no chain and freehold, this property is a great choice for the growing family looking for a quick move.

3 bedrooms

Freehold

Scope for extending (STPP)

Fitted Bathroom

Driveway

Well manicured gardens

Fitted kitchen

Guest W/C

Offers in the Region Of £219,950

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Entrance Hall 9' 5" x 3' 4" (2.87m x 1.02m)

Laminate flooring. Door to W/C and lounge. radiator.

Lounge 14' 9" x 12' 6" (4.50m x 3.82m)

Large, bright lounge open to the dining room. Door to the kitchen

W/C 5' 7" x 3' 1" (1.69m x 0.93m)

Guest W/C with love level w/c and vanity wash hand basin. Tiled walls.

Dining Room 9' 9" x 7' 2" (2.96m x 2.19m)

Patio doors to the rear garden.

Kitchen 9' 8" x 8' 0" (2.94m x 2.45m)

Fitted with base and wall cabinets. Integrated oven, hob and extractor fan. Plumbed for an automatic washing machine. Tiled splash back. Door to side garden. Storage cupboard.

Bedroom 1 12' 0" x 8' 6" (3.66m x 2.59m)

Fitted with built in wardrobes, over bed bridge unit and bedside tables.

Bedroom 2 9' 10" x 8' 6" (2.99m x 2.59m)

Double bedroom fitted with wardrobes and storage. Great views into the distance.

Bedroom 3 8' 6" x 6' 9" (2.59m x 2.06m)

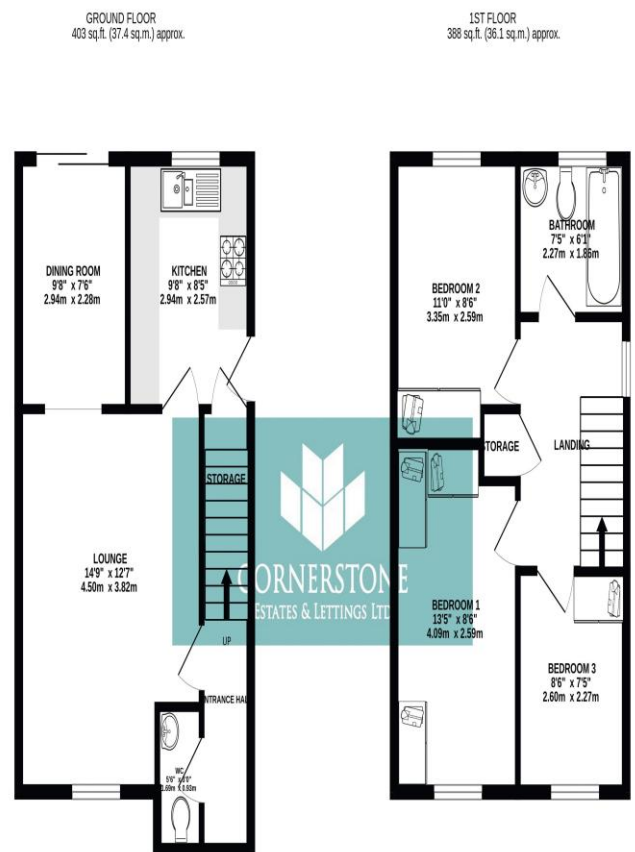
Single room to the front elevation with fitted wardrobe and drawers.

Bathroom 6' 2" x 6' 9" (1.87m x 2.05m)

Panel bath with shower above. Pedestal wash hand basin and low level w/c. Fitted corner storage. Heated towel rail.

Gardens

Well manicured and mature gardens to the front and rear. To the side of the building is a paved area which currently has a storage shed, this area could be developed to extend the property (STPP) To the rear is the flagged patio which is ideal for dining and entertaining with raiadal steps leading to the lawned area surrounded by plants and bushes.



TOTAL FLOOR AREA: 791 sq.ft. (73.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, windows, recesses and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy performance certificate (EPC)

12, Flaxman Rise
OLDHAM
OL1 4QB

Energy rating

D

Valid until: **6 August 2025**

Certificate number: **0538-9074-7258-3485-1974**

Property type

Semi-detached house

Total floor area

69 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60