



## **244a Greenacres Road Oldham, OL4 3ET**

Modern finish, ready to move into 3 bedroomed semi detached home, ideal for first time buyers and young families! Internally this property briefly comprises to the ground floor; entrance hall with stairs to the first floor accommodation, lounge with feature fireplace opening to the dining room with patio doors to the garden, and the modern fitted kitchen. To the first floor are the 2 double bedrooms, the 3rd single bedroom, and the modern family bathroom. Externally this property boasts gardens front and rear with the rear benefitting from a decked patio area, artificial lawn and path leading to the rear parking for 2 cars and the brick built car port. This property must be personally viewed to fully appreciate the standard of accommodation on offer.

**3 Bedrooms**

**FREEHOLD**

**Enclosed rear garden**

**Car port**

**Private Parking for 2 cars at the rear**

**Modern fitted kitchen**

**Modern fitted bathroom**

**£219,995**

**Entrance Hall**

Stairs to first floor accommodation. Door to lounge. Alarm panel.

**Lounge** 14' 2" x 11' 5" (4.33m x 3.47m)

Modern lounge with feature fireplace. Bay window. Open to the dining room.

**Dining Room** 11' 0" x 8' 1" (3.35m x 2.46m)

Open to kitchen with patio doors to the decked area of the rear garden.

**Kitchen** 10' 1" x 6' 6" (3.08m x 1.97m)

Modern fitted kitchen in a contemporary grey colour with contrasting white marble effect worktops. Integrated oven, hob, and extractor fan. Plumbed for automatic washing machine. One and a half bowl stainless steel sink and drainer.

**Master bedroom** 13' 2" x 8' 4" (4.01m x 2.55m)

**Bedroom 2** 11' 5" x 8' 5" (3.47m x 2.57m)

Second double bedroom.

**Bedroom 3** 7' 4" x 6' 9" (2.24m x 2.07m)

**Family Bathroom** 8' 4" x 6' 0" (2.54m x 1.84m)

Modern sleek fitted bathroom suite comprising panel bath with shower above and mixer taps with hand held shower attachment, pedestal wash hand basin, low level W/C. Chrome heated towel rail. Airing cupboard. Tiled walls and flooring.

**Rear Garden**

Decked patio leading from the house. Low maintenance artificial lawn edged with white gravel. Paved path leading to the rear car port and parking.

**Parking**

Secluded to the rear of the property is the parking space for 2 cars with one of them being under the brick built car port.

**Tenure**

We are advised this is freehold but confirmation should be sought from your solicitor.

**Council Tax**

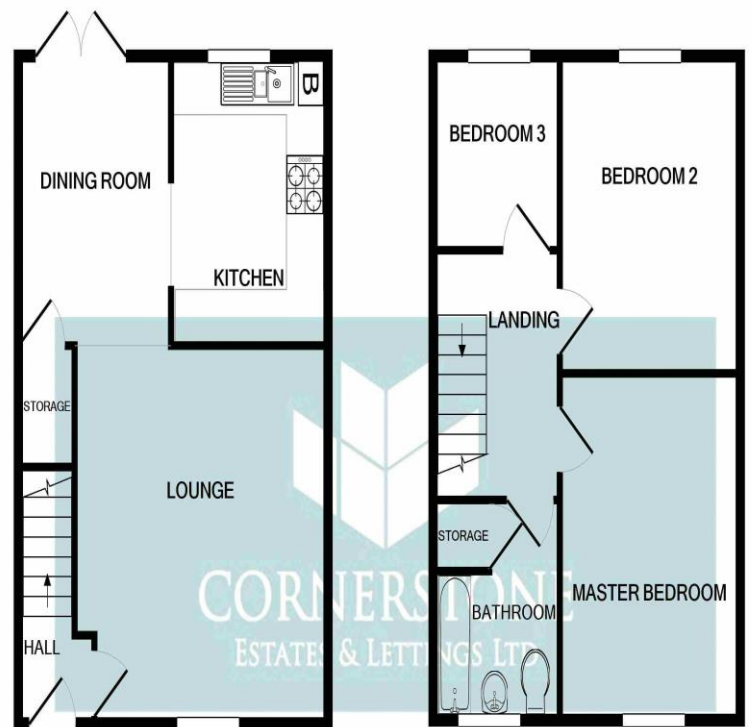
Band B

**EPC**

Grade D

**Financial Advice**

Cornerstone Estates offer Independent Financial Services including Mortgage Advice. Why not take advantage of a FREE initial consultation to see if our whole of market products can save you money, or if we can lend you more to help you achieve your dream home? Your home could be at risk if your do not keep up repayments on your mortgage or other loan secured on it.



GROUND FLOOR  
APPROX. FLOOR  
AREA 415 SQ.FT.  
(38.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 410 SQ.FT.  
(38.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 825 SQ.FT. (76.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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)

244a, Greenacres Road  
OLDHAM  
OL4 3ET

Energy rating

D

Valid until 28 August 2024

Certificate number

8764-7228-2310-0718-9922

## Property type

Semi-detached house

## Total floor area

70 square metres

## Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

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