



8 Heather Close Oldham, OL4 2JS

Three bedroom, semi-detached property which offers spacious accommodation. This house is ideal for a growing family and would benefit from some upgrading. Downstairs is a sizeable footprint that offers scope for reconfiguration to offer even more space, with a large conservatory to the rear. There are two double bedrooms and a single bedroom with a wet room to the first floor. Outside offers good sized gardens front and rear and a large driveway leading to a single garage. The property itself sits in a pleasant cul-de-sac and is conveniently situated for access to local amenities including Waterhead Academy, country walks along Strinesdale and public transport links including main routes into Oldham Town Centre and Lees. This property is not in a chain.

Semi-Detached

3 Bedrooms

Driveway

Garage

Large Kitchen/Diner

Wet Room

Conservatory

Gardens Front & Rear

£199,999

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Front garden

Semi-detached garden fronted

Front porch 7' 10" x 6' 8" (2.40m x 2.03m)

Pleasant entrance leading to the lounge and stairs

Lounge 12' 6" x 12' 8" (3.82m x 3.85m)

Lounge with feature stone effect fireplace with electric fire, this room retains much of its original charm and is carpeted. Walkway leads to dining room.

Entrance to dining area 9' 8" x 7' 5" (2.95m x 2.26m)

Sizeable walkway leading from lounge into the dining area.

Kitchen/Diner 15' 9" x 15' 11" (4.81m x 4.85m)

L-shaped kitchen/dining with a range of base and wall units in oak. Double oven with a gas hob, plumbed for automatic washing machine.

Conservatory 12' 6" x 8' 3" (3.80m x 2.52m)

Sizeable conservatory to rear overlooking the garden.

Bedroom 1 9' 2" x 11' 5" (2.80m x 3.48m)

Double bedroom with front aspect, carpeted floor.

Bedroom 2 10' 9" x 9' 9" (3.27m x 2.96m)

Rear aspect, carpeted floor.

Bedroom 3 12' 4" x 6' 7" (3.75m x 2.00m)

Front aspect, laminate floor.

Bathroom 5' 6" x 6' 7" (1.67m x 2.00m)

Wet room with white suite and electric shower. Rear aspect.

Rear Garden

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 MISCDESCRIPTIONS 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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 74 C |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |