

## 16 Sycamore Avenue Oldham, OL4 2EL

3-bedroom semi-detached property offering generous living space, complemented by extensive and highly versatile gardens, making it an ideal choice for growing families. At the heart of the home is the stylish and modern open-plan dining kitchen, thoughtfully redesigned to create the contemporary living space sought after by many homeowners. The kitchen boasts an island with an integrated sink, a separate dining area, and opens seamlessly into an additional sitting room within the conservatory. The conservatory features a new solid insulated roof, ensuring it can be enjoyed year-round. Adjacent to the dining area is a convenient utility space, perfect for laundry, which also houses the new Worcester boiler. Upstairs, you will find a newly fitted modern bathroom and three well-proportioned bedrooms, offering ample space for a family. Externally, the property features a front garden and off-road parking for two cars. The rear of the home showcases an expansive garden, divided into three distinct areas: a patio, a lawn, and a woodland/rough area with two large trees – perfect for children to explore and for pets to enjoy.

**3 bedrooms**

**New modern bathroom**

**New modern kitchen**

**Utility area**

**Open plan kitchen / diner / living**

**Large rear garden**

**Driveway**

**Modern decor**

**Offers in Excess of £220,000**

# 16 Sycamore Avenue

## Oldham, OL4 2EL

Offers in Excess of £220,000

### Lounge 11' 11" x 16' 2" (3.62m x 4.93m)

Inset feature fireplace and alcove storage. Doorway to kitchen / diner.

### Kitchen diner 7' 8" x 14' 4" (2.33m x 4.37m)

New modern kitchen with central island. Cream shaker style base and wall cupboards with marble style worktops. Integrated oven, microwave, hob and one and a half bowl sink and drainer in the island. Utility area to the side can be closed off should the buyer want and is plumbed for automatic washing machine with space for tumble dryer to the side. Worcester boiler was installed above one year ago.

### Conservatory 10' 5" x 9' 8" (3.18m x 2.94m)

Additional sitting room which is open to the kitchen/diner. This has an insulated roof meaning it can be used all year round. French doors to the garden.

### Bedroom 1 11' 11" x 12' 5" (3.64m x 3.78m)

### Bedroom 2 8' 0" x 12' 4" (2.44m x 3.75m)

### Bedroom 3 8' 11" x 7' 0" (2.71m x 2.14m)

### Family Bathroom 4' 6" x 8' 5" (1.37m x 2.56m)

Recently installed bathroom suite in white. Panel bath, w/c and vanity counter top wash basin, all with contemporary black taps. Plenty of storage in the vanity units installed.

### Front garden

Front garden has a driveway for 2 or more cars. Gravel garden with planted trees and shrubs.

### Rear Garden

The expansive rear garden is ideal for children, pets and for entertaining. Large patio with steps leading to the play area with artificial grass then a gate leading onto the woodland area which would be perfect for a vegetable patch or tree house in the 2 large trees.

### EPC

Grade D

### Council Tax

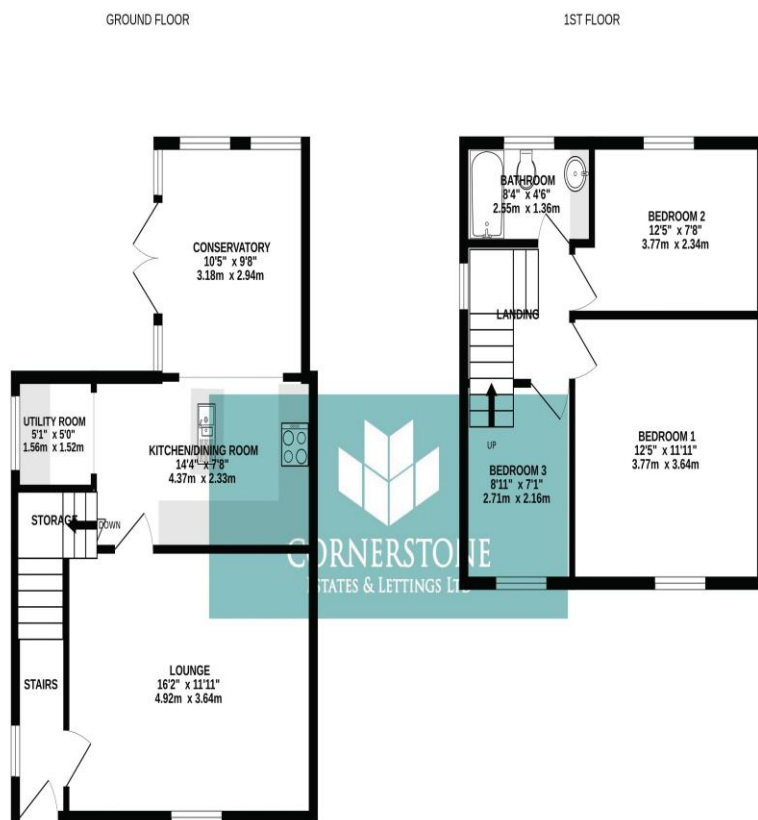
Band A

### Tenure

Freehold

### 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 you do not keep up repayments on your mortgage or other loan secured on it.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 is given as to their operability or efficiency can be given. Made with Metropix (2024)

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)

16, Sycamore Avenue  
OLDHAM  
OL4 2EL

Energy rating

**D**

Valid until: **27 August 2027**

Certificate number: **0257-2838-7588-9623-6685**

Property type	Semi-detached house
Total floor area	73 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 energy rating is D. It has the potential to be B.

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		