



## **48 Whitstable Close Oldham, OL9 9LX**

One-bedroom apartment, perfect for those seeking convenient single-level living. Ideally located near local amenities, this property offers a spacious layout comprising an entrance hall with ample storage, a comfortable lounge, a fitted kitchen, a well-proportioned bedroom, and a bathroom. The rear aspect of the property overlooks beautifully maintained communal gardens, while the front provides parking. Situated on key bus routes and within close proximity to Freehold Tram Station, the apartment also benefits from nearby local shops, making it an excellent choice for ease of access and convenience.

**Ground floor**

**Fitted kitchen**

**Good sized lounge**

**Gardens to the rear**

**One bedroom**

**Fitted bathroom**

**Ample storage**

**Close to Tram Station**

**Offers in Excess of £92,000**

# 48 Whitstable Close

## Oldham, OL9 9LX

Offers in Excess of £92,000

### Entrance Hall

Welcome entrance with storage. Doors to all rooms. Storage with boiler and meters could possibly be made into a utility room. Further storage cupboard.

### Lounge 9' 10" x 14' 8" (3.0m x 4.48m)

Overlooking the well maintained gardens.

### Kitchen 6' 11" x 9' 9" (2.12m x 2.98m)

White fitted kitchen with integrated eye level oven and grill, integrated bob and space for washing machine/dishwasher and fridge/freezer.

### Bathroom 6' 11" x 5' 3" (2.1m x 1.59m)

Three piece bathroom suite comprising; panel bath with shower above, pedestal wash hand basin, low level W/C. Tiled walls.

### Bedroom 14' 1" x 11' 1" (4.28m x 3.38m)

Generous size double bedroom overlooking the gardens.

### Front of property

The entrance of the apartment has space for bin storage and parking bays.

### Rear Garden

The rear of the property has well maintained and fenced off gardens for private use of the residents.

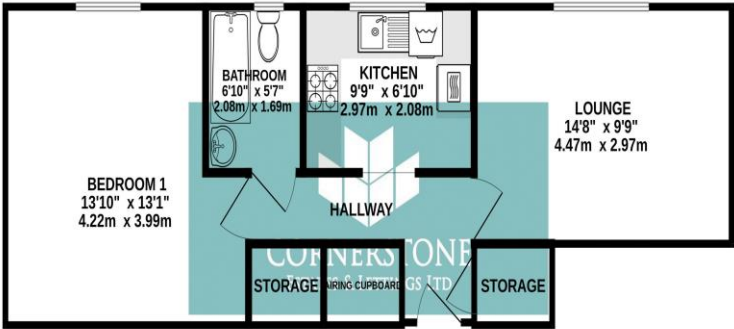
### Tenure

Leasehold with 100 years remaining. Service charge £350 per year.

### 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



GROUND FLOOR FLAT

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 as to their operability or efficiency can be given. Made with Metapic C2024

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)

48 Whitstable Close  
Chadderton  
OLDHAM  
OL9 9LX

Energy rating

C

Valid until:

23 February 2032

Certificate number:

4300-0843-0122-4124-3223

Property type

Ground-floor flat

Total floor area

56 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)

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## Energy rating and score

This property's energy rating is C. It has the potential to be C.

[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             |         |           |
| 69-80 | C             | 76 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |