



## 19 Reins Lee Avenue Oldham, OL8 2QG

Spacious 3-Bedroom town house – Ideal for First-Time Buyers or Growing Families This beautifully presented three-bedroom home offers generous living space, a stylish modern finish, and excellent outdoor areas—perfect for family life or first-time buyers looking to settle down. Step inside to find a bright and airy lounge/diner, a contemporary fitted kitchen with integrated appliances, and a handy utility cupboard with additional storage. Upstairs, there are three well-proportioned double bedrooms and a sleek modern bathroom featuring a walk-in shower. Outside, the property benefits from a driveway to the front and a private rear garden complete with a storage shed—ideal for outdoor entertaining or children's play. Conveniently located less than 2 miles from both Hollinwood and Ashton-under-Lyne Metrolink stations, with Ofsted-rated Good and Outstanding schools within walking distance. Don't miss the chance to make this fantastic home yours!



**3 double bedrooms**

**Beautiful new kitchen**

**Utility cupboard**

**Modern fitted bathroom**

**Lounge / diner**

**Driveway**

**Large rear garden**

**Part boarded loft**

**£184,950**

Lounge / Diner

Large sunshine room with laminate flooring.

Kitchen

Cream shaker style base and wall cabinets with wood effect worktops. Integrated double oven, hob, extractor fan and fridge/freezer. Gas and electric meters in matching cabinets. Glazed front and back door. Cupboard storing washing machine and tumble dryer and combi boiler. Under stairs storage. Wood effect tile flooring.

Bedroom 1

Good size double bedroom with storage/ wardrobe.

Bedroom 2

Double bedroom to the rear elevation

Bedroom 3

Currently being used as a study, this is a smaller double bedroom.

Bathroom

Modern bathroom suite with vanity wash basin, Walk in double shower with a glass screen, low level w/c. Tile flooring and walls. Chrome heated towel radiator

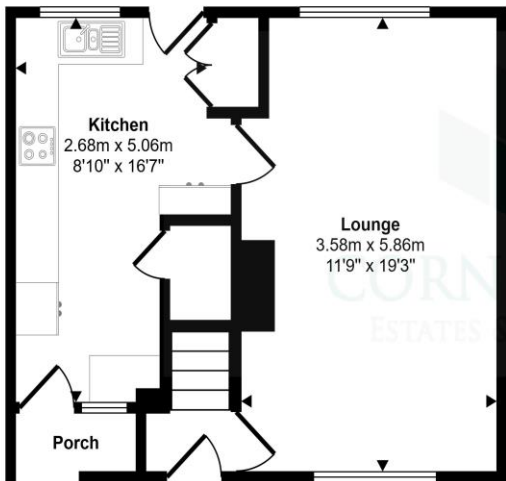
First Floor Landing

Landing connecting all upstairs rooms. Loft accessed by pull down ladders which is part boarded.

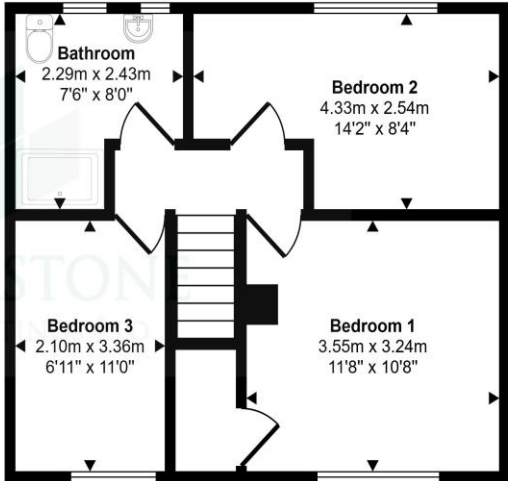
Tenure

Freehold

Approx Gross Internal Area  
80 sq m / 861 sq ft



Ground Floor  
Approx 40 sq m / 427 sq ft



First Floor  
Approx 40 sq m / 434 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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)

19 Reins Lee Avenue  
OLDHAM  
OL8 2QG

Energy rating

**D**

Valid until:

**9 April 2035**

Certificate number:

**0300-2651-8140-2405-8055**

Property type

Mid-terrace house

Total floor area

78 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 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+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		79 C
55-68	<b>D</b>	66 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		