



9 Surrey Avenue Oldham, OL2 7DN

This beautifully presented traditional bungalow with a modern twist offering versatile living. The property opens with a welcoming entrance hall, leading to a stylishly decorated lounge and a kitchen fitted with modern conveniences. There are three well-proportioned bedrooms, with the rear bedroom featuring a handy laundry closet plumbed for a washing machine. A highlight of the property is the spacious sun room, overlooking the rear garden. Externally, the home benefits from a driveway accommodating two or more vehicles, with a ramp to the front door providing assisted access (easily removed if desired to extend the driveway further). The driveway continues to a detached garage, offering additional parking or storage. To the rear, the garden has been designed for low-maintenance enjoyment, featuring a flagged patio and a lower level with artificial grass.



3 bedrooms

Modern fitted shower room

Fitted kitchen

Driveway

Modern decor in lounge

Large sun room

Gardens front and rear

Garage

Offers over £270,000

Entrance

Lounge 12' 10" x 11' 8" (3.91m x 3.56m)
Bright and airy lounge with modern decor and feature fireplace.

Bedroom 2 9' 5" x 9' 10" (2.86m x 2.99m)
Double bedroom to the front elevation

Shower Room 6' 0" x 5' 10" (1.83m x 1.77m)
Fitted with a range of vanity units for storage. Inset wash basin, w/c and corner shower with low access.

Bedroom 1 9' 11" x 11' 11" (3.01m x 3.62m)
Double bedroom

Kitchen 10' 4" x 9' 10" (3.16m x 2.99m)
Modern fitted kitchen with integrated eye level double oven, gas hob with extractor fan and one and a half bowl sink and drainer. Space for fridge freezer and dishwasher. Door to sun room

Sun Room 15' 0" x 10' 1" (4.56m x 3.08m)
This space could easily become the most used in the home. Suitable for dining and relaxing, this sun room has a terrarium style roof and French doors leading to the garden. laminate flooring. Radiator

Bedroom 3 9' 3" x 9' 5" (2.83m x 2.87m)
This bedroom is currently being used as a home office. Cupboard cleverly hides the combi boiler and is plumbed for an automatic washing machine.

Front

Garage 15' 11" x 9' 11" (4.84m x 3.02m)
The detached garage has an up and over front door. A side door for convenience and windows add natural light. Electricity supply and light.

Rear Garden

set over 2 tiers, this garden has been designed with low maintenance in mind. Top tier leads from the sun room and is paved for seating / relaxing. Easy steps with hand rail leading to the lower level laid with artificial grass and a further paved patio area offering a secluded retreat.

Tenure

Leasehold

Council tax

Band C

EPC

Grade D



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)

9 Surrey Avenue Shaw OLDHAM OL2 7DN	Energy rating D	Valid until:	6 September 2035
		Certificate number:	8735-3221-5500-0877-4206

Property type	Semi-detached bungalow
Total floor area	64 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).