



## 5 Eastcote Avenue Oldham, OL1 4FG

Modern 3-Bedroom Home Offering Excellent Value for Money Built in 2014, this modern family home offers a practical layout and represents great value in a popular residential development. The ground floor features an entrance hall with guest W/C, a fitted kitchen, and a spacious lounge to the rear with French doors opening onto the garden. Upstairs are three bedrooms and a modern family bathroom, providing plenty of space for a growing family. Outside, there's a front garden, driveway parking, and a lawned rear garden ideal for outdoor use. The property offers an excellent opportunity to add value and create a comfortable modern home to your own taste.

**3 bedrooms**

**Lounge with French doors**

**Family bathroom**

**Driveway**

**Modern fitted kitchen**

**Downstairs w/c**

**Semi detached**

**Ideal family home**

**Offers over £210,000**

**Entrance Hall** 3' 8" x 6' 6" (1.11m x 1.98m)

Enter to PVC door to entrance hall. Door to guest W/C and kitchen.

**W/c** 4' 7" x 3' 3" (1.39m x 1m)

Guest w/c and pedestal wash hand basin.

**Kitchen** 11' 5" x 13' 6" (3.48m x 4.11m)

Modern cream fitted kitchen with wood effect worktops. Integrated oven, hob and extractor fan.

**Lounge** 14' 10" x 11' 5" (4.52m x 3.47m)

Lounge with French Doors overlooking the rear garden.

**Bedroom 1** 14' 9" x 9' 7" (4.49m x 2.92m)

**Bedroom 2** 8' 4" x 9' 9" (2.54m x 2.96m)

With access to the part boarded loft via pull down ladders.

**Bedroom 3** 6' 1" x 6' 7" (1.86m x 2.01m)

**Family Bathroom** 8' 7" x 5' 5" (2.62m x 1.65m)

Panel bath with shower above and glass screen. Pedestal wash basin. W/C

**Rear Garden**

Enclosed rear garden laid to lawn.

**Tenure**

Leasehold with 239 years remaining. Ground rent £0.00



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)

5 Eastcote Avenue  
OLDHAM  
OL1 4FG

Energy rating

C

Valid until:

4 November 2035

Certificate number: 8690-7354-0322-5504-3953

Property type Semi-detached house

Total floor area 70 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 C. 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

