



18 Hayle Road Oldham, OL1 4NW

Tastefully finished throughout, mid townhouse with two double bedrooms and a conservatory. Situated in a private modern cul-de-sac in the popular area of Moorside, ideal for the growing family or those looking to downsize without compromising on style. The accommodation boasts a stylish modern kitchen on entering through the porch, dining room and conservatory, two double bedrooms and a family bathroom. There is a driveway and low maintenance garden to the rear. Offered with no chain, this desirable property is ready to move into.



NO CHAIN

Conservatory

Modern fitted bathroom

Stunning breakfast kitchen

Drive

Fitted wardrobes to both bedrooms

£117,000

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Entrance Porch

Porch entrance. Alarm control panel. Oak veneer door leading to the kitchen.

Breakfast Kitchen 12' 7" x 13' 0" (3.84m x 3.96m)

Stunning fitted kitchen in cream with wood effect work surfaces, under cabinet lighting and teal coloured subway style tiles. Integrated double oven and gas hob with extractor fan above. Breakfast bar. Laminate flooring. Plumbed for automatic washing machine. Oak veneer door through to dining/living area. Stairs to the first floor accommodation.

Dining Room 9' 4" x 13' 0" (2.84m x 3.96m)

Light and spacious room which opens through to the conservatory. Currently being used as a dining room, this multi purpose space can also be turned into the lounge. Radiator. Laminate flooring. Under stairs storage.

Conservatory 9' 7" x 11' 4" (2.91m x 3.46m)

Conservatory with laminate flooring and radiator. French doors leading to the rear garden and deck.

Bedroom 1 8' 4" x 10' 10" (2.54m x 3.29m)

To the front elevation, this room has a storage cupboard and built in wardrobes. PVC window and radiator.

Bedroom 2 7' 3" x 10' 7" (2.20m x 3.23m)

To the rear of the property this double bedroom has built in wardrobes. PVC window and radiator.

Family Bathroom 6' 2" x 6' 2" (1.88m x 1.88m)

Tastefully finished modern bathroom with white gloss built in vanity wash hand basin and w/c. Large shower cubicle with bronze mosaic tiles. Storage cupboard.

First Floor Landing

Access to all first floor rooms. Access to the part boarded and shelved loft space. Pull down hatch with ladders attached. Boiler is housed in the loft

Front

Well maintained mid townhouse with driveway to the front and brick built porch with storage where the gas and electric meters are stored. Hedges to one side.

Rear Garden

Deck patio leading to the gravel area with potted plants, decorative trees and a water feature. Timber built shed with electricity supply.

Tenure

We are advised that this is leasehold but confirmation should be sought from your solicitor.

Council tax

Band A

Financial Services.

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.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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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

18, Hayle Road, OLDHAM, OL1 4NW

Dwelling type: Mid-terrace house
Date of assessment: 18 October 2018
Date of certificate: 20 October 2018

Reference number: 9167-2808-7907-9998-8421
Type of assessment: RdSAP, existing dwelling
Total floor area: 67 m²

Use this document to:

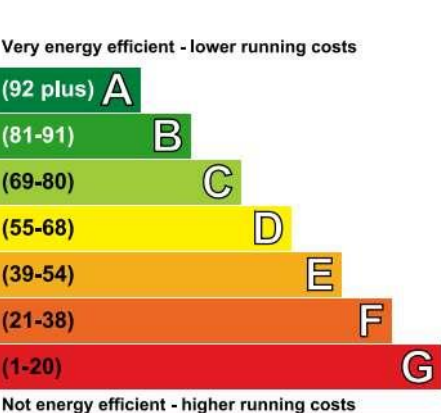
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,884
Over 3 years you could save	£ 252

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 189 over 3 years	£ 147 over 3 years	
Heating	£ 1,416 over 3 years	£ 1,293 over 3 years	
Hot Water	£ 279 over 3 years	£ 192 over 3 years	
Totals	£ 1,884	£ 1,632	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Current	Potential
70	86

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Party wall insulation	£300 - £600	£ 126
2 Low energy lighting for all fixed outlets	£10	£ 39
3 Solar water heating	£4,000 - £6,000	£ 90

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.