

HUNTERS[®]

HERE TO GET *you* THERE



Gainsborough Avenue

Coppice, Oldham, OL8 1AJ

Offers Over £170,000



Council Tax: A



110 Gainsborough Avenue

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Offers Over £170,000



Deceptively spacious mid terrace property comprising entrance hallway, lounge, dining room, kitchen, 3 bedrooms, bathroom plus loft room. The property benefits from gas central heating and Upvc double glazing. Externally there is a small forecourt to the front with enclosed yard to the rear. NO CHAIN - FREEHOLD EPC RATING D

Entrance Hall

Upvc entrance door, radiator, stairs leading to first floor landing.

Lounge

13'5" x 11'5" (4.1m x 3.5m)
Upvc double glazed window, radiator.

Dining Room

14'5" x 12'1" (4.4m x 3.7m)
Upvc double glazed window, radiator.

Kitchen

8'6" x 8'6" (2.6m x 2.6m)
Fitted wall and base units with work surfaces and tiled splashback. Electric oven, hob and extractor hood. Upvc double glazed window, Upvc door to rear.

Bedroom 1

13'5" x 10'2" (4.1m x 3.1m)
Upvc double glazed window, radiator.

Bedroom 2

12'5" x 9'10" (3.8m x 3.0m)
Upvc double glazed window, radiator.

Bedroom 3

10'2" x 4'11" (3.1m x 1.5m)
Upvc double glazed window, radiator.

Bathroom

4 piece suite comprising bath, shower cubicle, pedestal wash hand basin and low level wc. Upvc double glazed window, radiator..

Externally

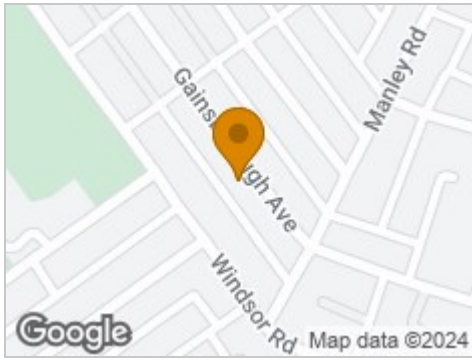
Small forecourt to the front with enclosed yard to the rear.

Material Information - Oldham

Tenure Type; Freehold
Council Tax Banding; A



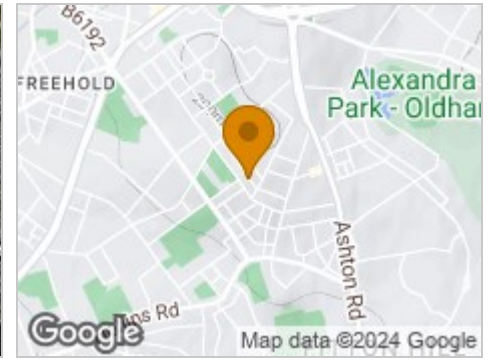
Road Map



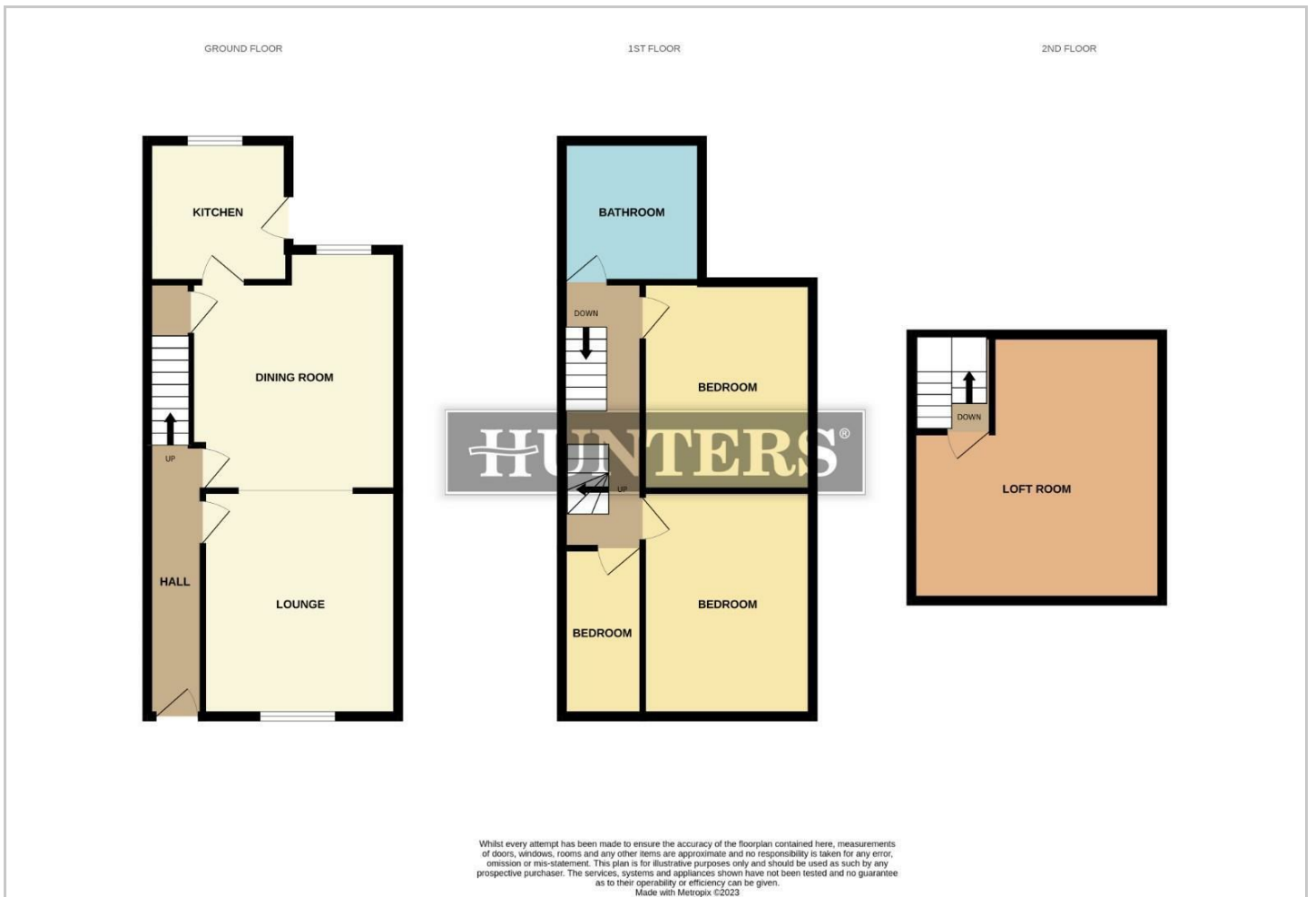
Hybrid Map



Terrain Map



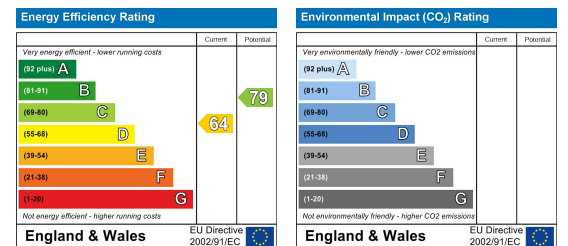
Floor Plan



Viewing

Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.