

# HUNTERS®

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## Denshaw Road

Delph, Oldham, OL3 5LF

Price £280,000



Council Tax: C



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Delph, Oldham, OL3 5LF

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Situated on the outskirts of Delph in the picturesque Saddleworth countryside this ground floor apartment which forms part of a small gated development. The internal accommodation comprises entrance hallway, open plan lounge/kitchen, 2 bedrooms (en-suite to master) and shower room. The property also benefits from electric heating and Hardwood double glazing. Externally there is a private patio and 2 allocated parking spaces. Viewing essential to appreciate both the internal and external aspects of the home. EPC Rating D

## Entrance Hallway

Upvc entrance door, electric heater, wooden flooring.

## Lounge/Kitchen

20'0" x 12'5" (6.1m x 3.8m)

Open plan living with fitted wall and base units with work surfaces and tiled splashback. Wooden flooring, hardwood double glazed windows and door.

## Bedroom 1

16'8" x 11'9" (5.1m x 3.6m)

Hardwood double glazed window, electric heater.

## En-Suite

Cornser bath with shower over, wash hand basin and low level wc. Wall and floor tiles, electric heater.

## Bedroom 2

10'5" x 9'6" (3.2m x 2.9m)

Hardwood double glazed window, electric heater.

## Shower Room

shower enclosure, wash hand basin and low level wc. Wall and floor tiles, electric heater.

## Externally

Entry is via the electric gates with intercom system which leads to 2 x allocated parking spaces, flagged patio to the front and allocated parking.

## Material Information - Oldham

Tenure Type; Leasehold

Leasehold Years remaining on lease; 979

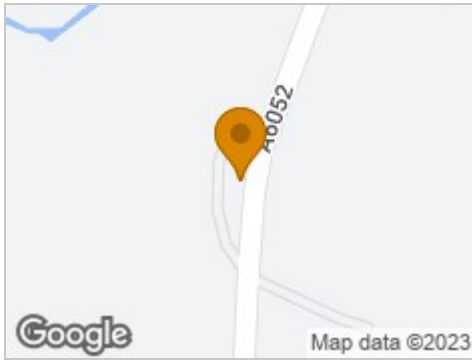
Leasehold Annual Service Charge Amount £528

Leasehold Ground Rent Amount, £0

Council Tax Banding; C



## Road Map



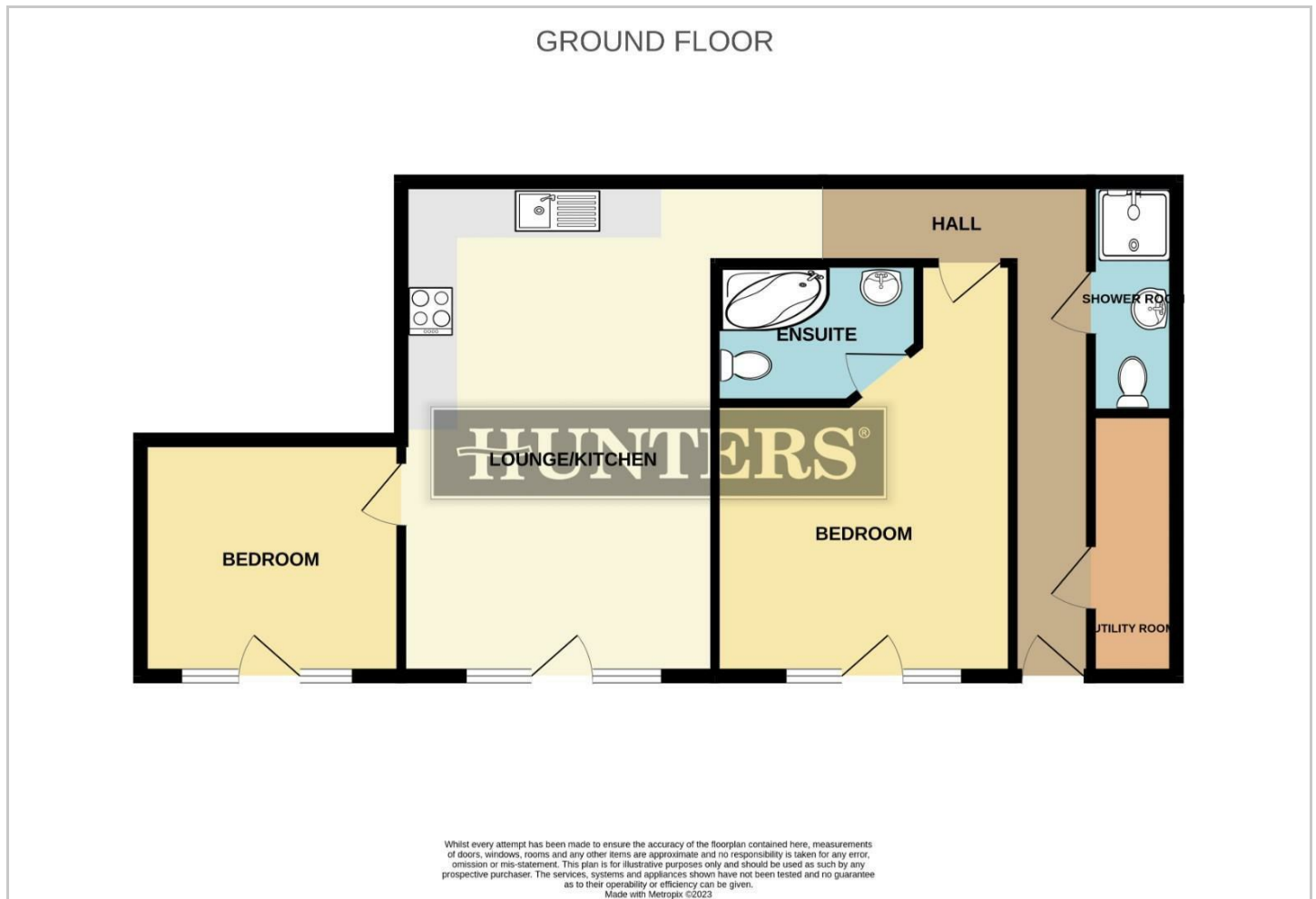
## Hybrid Map



## Terrain Map



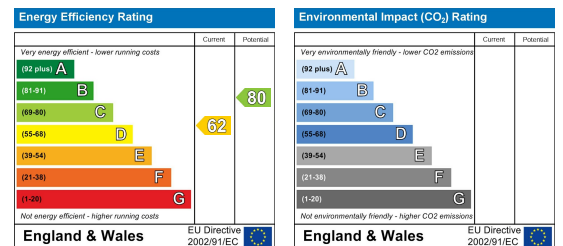
## Floor Plan



## 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.