



Somerset Avenue

Shaw, Oldham, OL2 7EW

Price £325,000



- IMMACULATELY PRESENTED TRUE BUNGALOW
- POPULAR LOCATION
- GAS CENTRAL HEATING
- DRIVE TO THE FRONT

- SPACIOUS MODERN INTERIOR
- 3/4 BEDROOMS
- UPVC DOUBLE GLAZING
- GARDENS TO SIDE AND REAR

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Situated in a popular location this immaculately presented modern true bungalow which has been extended to both the side and rear. The internal accommodation comprises long entrance hallway, spacious lounge with log burner and Upvc French doors to rear garden, fitted kitchen, 4 bedrooms (1 Currently used as lounge) and family bathroom. The property benefits from gas central heating, Upvc double glazing, intruder alarm and CCTV. Externally there is a drive to the front, lawned garden to the rear and rear garden. EPC Rating C.

Entrance Hallway

Upvc entrance door, laminate flooring, radiator, storage cupboard.

Lounge

16'0" x 16'0" (4.9m x 4.9m)

Large spacious family room with Log burner, laminate flooring, Upvc double glazed windows, Upvc French doors to rear garden.

Kitchen

11'1" x 9'10" (3.4m x 3.0m)

Fitted wall and base units with work surfaces and tiled splashback, electric oven, gas hob and extractor hood. Floor tiles, Upvc double glazed window, radiator, Upvc door to rear garden.

Bedroom 1

11'9" x 10'5" (3.6m x 3.2m)

Laminate flooring, Upvc double glazed window, radiator.

Bedroom 2

9'10" x 9'6" (3.0m x 2.9m)

Upvc double glazed window, radiator.

Bedroom 3 / 2nd Reception

12'9" x 11'9" (3.9m x 3.6m)

Wall mounted gas fire, laminate, Upvc double glazed window, radiator.

Bedroom 4

6'10" x 6'10" (2.1m x 2.1m)

Laminate flooring, Upvc double glazed window, radiator.

Bathroom

3 piece suite comprising bath with shower over, pedestal wash hand basin and low level wc. Wall and floor tiles, Upvc double glazed window, radiator.

Externally

Large driveway to the front for off road parking, lawned garden area to the side and enclosed patio to the rear with its own outside bar ready for summer. The outside bar has power and lighting. 2 x outside taps and 2 x electrical sockets.

Material Information - Oldham

Tenure Type; Freehold

Council Tax Banding; C

Floorplan

GROUND FLOOR
966 sq.ft. (89.7 sq.m.) approx.



TOTAL FLOOR AREA: 966 sq.ft. (89.7 sq.m.) approx.

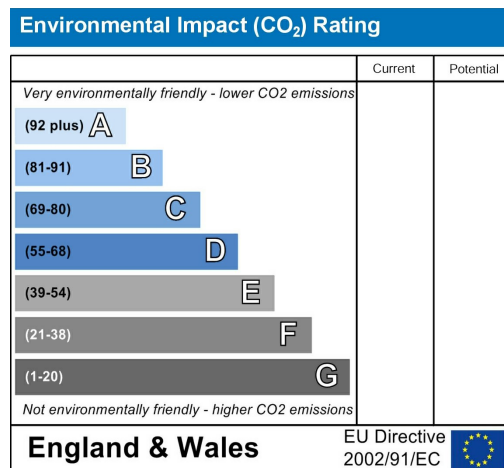
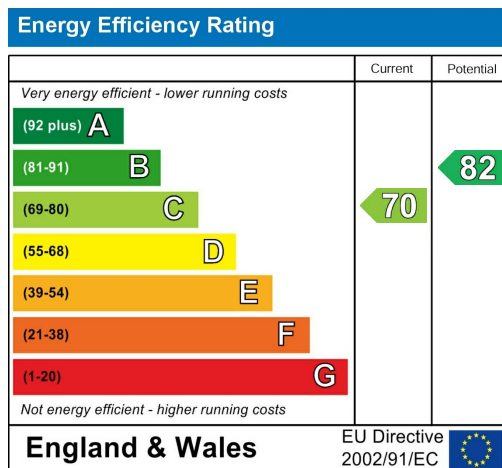
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Graph



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.

Road Map

Hybrid Map





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.

832 Hollins Road, Oldham, OL8 4SR
Tel: 0161 669 4833 Email: oldham@hunters.com
<https://www.hunters.com>

