

# HUNTERS®

HERE TO GET *you* THERE



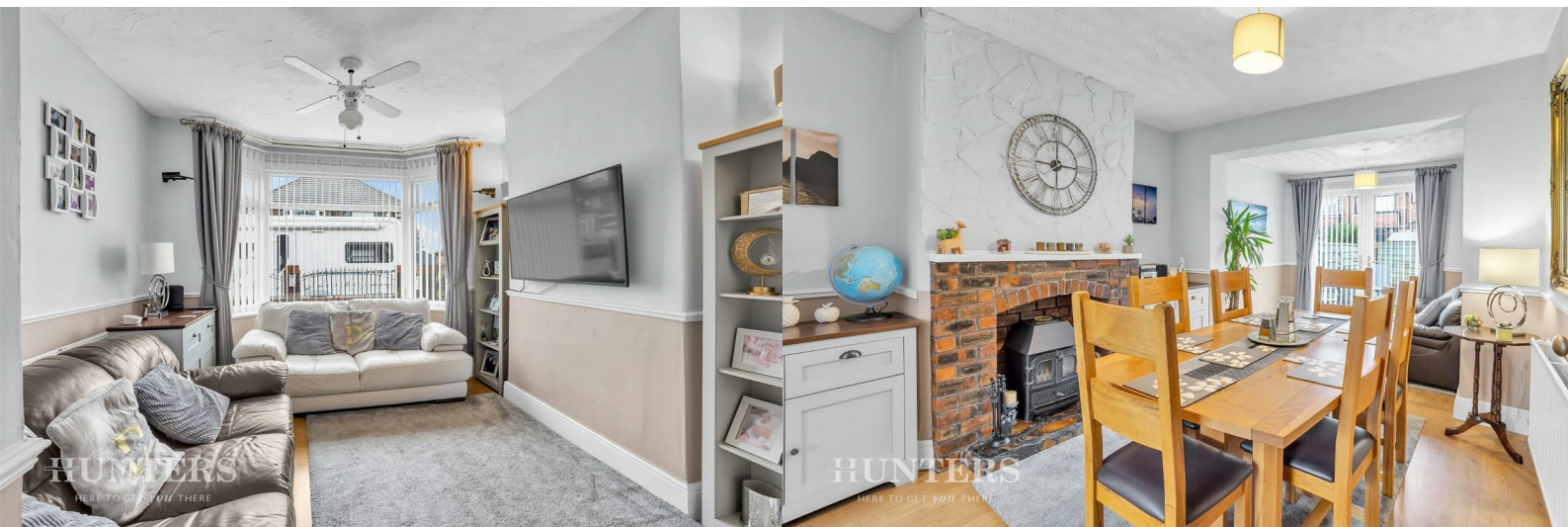
## Thorley Close

Chadderton, Oldham, OL9 8DT

Offers Over £235,000



Council Tax: B



# Thorley Close

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Located in a quite cul-de-sac location this well presented extended semi-detached family home. The internal accommodation comprises entrance hallway, lounge open plan to dining room and family room, kitchen, 3 bedrooms and family shower room. The property benefits from gas central heating and Upvc double glazing. Externally there is a low maintenance gardens to both the front and rear with block paved drive to the side. Conveniently situated offering easy access to local amenities along with the motorway and tram networks. EPC Rating D

## Entrance Hallway

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

## Lounge

11'9" x 11'1" (3.6m x 3.4m)

Laminate flooring, Upvc double glazed bay window, radiator.

## Dining Room

12'1" x 10'5" (3.7m x 3.2m)

Log burner, laminate flooring, radiator.

## Family Room

9'6" x 7'10" (2.9m x 2.4m)

Radiator, Upvc french door to rear garden

## Kitchen

16'4" x 5'10" (5.0m x 1.8m)

Fitted wall and base units with work surfaces and tiled splashback. Electric oven, gas hob and extractor hood. Laminate flooring, 2 x Upvc double glazed window, radiator.

## Bedroom 1

12'1" x 10'5" (3.7m x 3.2m)

Laminate flooring, Upvc double glazed bay window, radiator.

## Bedroom 2

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

Laminate flooring, Upvc double glazed window, radiator.

## Bedroom 3

8'2" x 5'10" (2.5m x 1.8m)

Upvc double glazed bay window, radiator.

## Bathroom

6'6" x 5'10" (2.0m x 1.8m)

3 piece suite comprising corner shower cubicle. pedestal wash hand basin and low level wc. Upvc double glazed window, heated towel rail.

## Externally

Garden area to the front, long block paved driveway and enclosed garden to the rear with block paved patio area, lawn and composite shed.

## Material Information - Oldham

Tenure Type; Leasehold

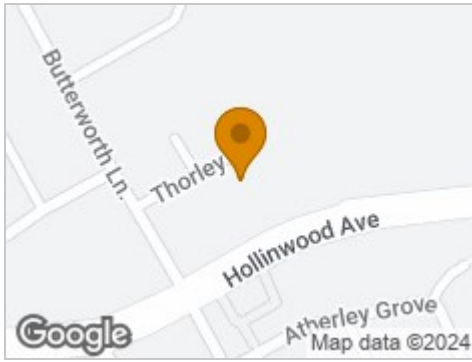
Leasehold Years remaining on lease; 903

Leasehold Ground Rent Amount £4.50

Council Tax Banding; B



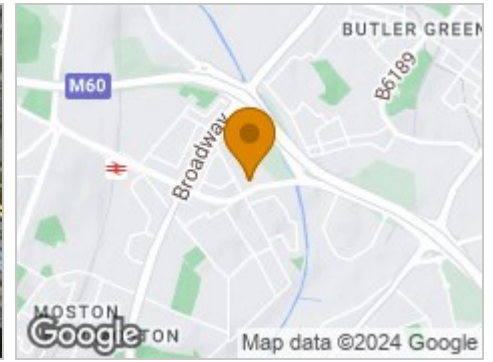
## Road Map



## Hybrid Map



## Terrain Map



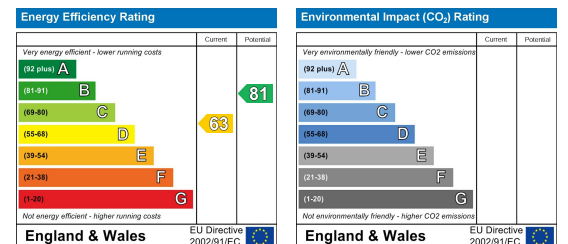
## Floor Plan



## 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.