

HUNTERS[®]

HERE TO GET *you* THERE



Roundthorn Road

Oldham, OL4 5LJ

Price £165,000



Council Tax: A



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Oldham, OL4 5LJ

Price £165,000



Newly refurbished throughout to a high standard this mid terrace property is ready to move into and an ideal first time purchase or investment property. The internal accommodation comprises entrance porch, lounge, kitchen diner, 2 bedrooms, bathroom and loft room. The property benefits from gas central heating, Upvc double glazing and intruder alarm. Externally there is an enclosed yard to the rear. Internal viewing highly recommended to appreciate the refurbished interior of this property. EPC Rating C - No Chain

Entrance Porch

Upvc double glazed windows and door.

Lounge

14'9" x 13'1" (4.5m x 4.0m)

Laminate flooring, inset ceiling spotlights, Upvc double glazed window, radiator.

Kitchen Diner

13'1" x 8'6" (4.0m x 2.6m)

Fitted wall and base units with work surfaces and splashback. Electric oven, hob and extractor hood. Laminate flooring, Upvc double glazed window, radiator, Upvc door to rear.

Bedroom 1

13'1" x 11'5" (4.0m x 3.5m)

Inset ceiling spotlights, Upvc double glazed window, radiator.

Bedroom 2

8'10" x 8'6" (2.7m x 2.6m)

Inset ceiling spotlights, Upvc double glazed window, radiator.

Bathroom

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

Loft

18'0" x 13'1" (5.5m x 4.0m)

Velux roof window, radiator.

Externally

Flagged area to the front, enclosed yard to rear.

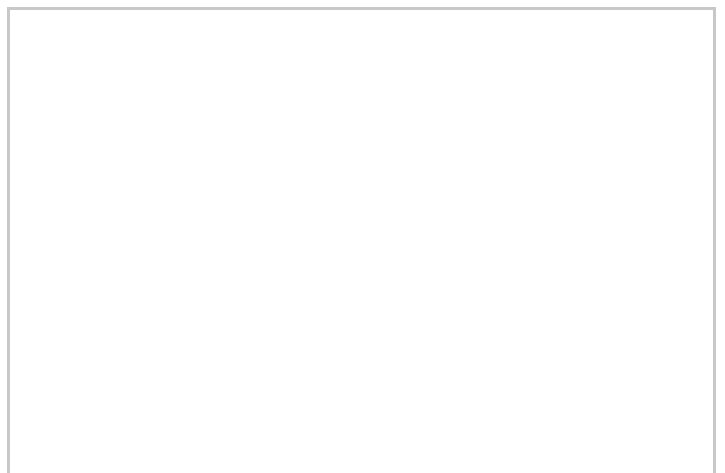
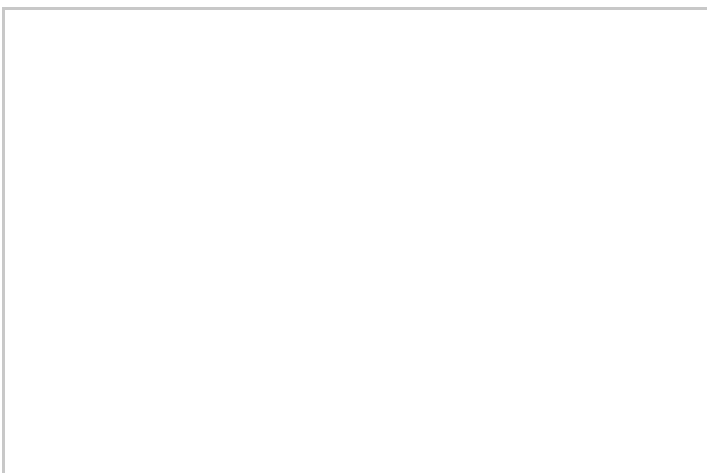
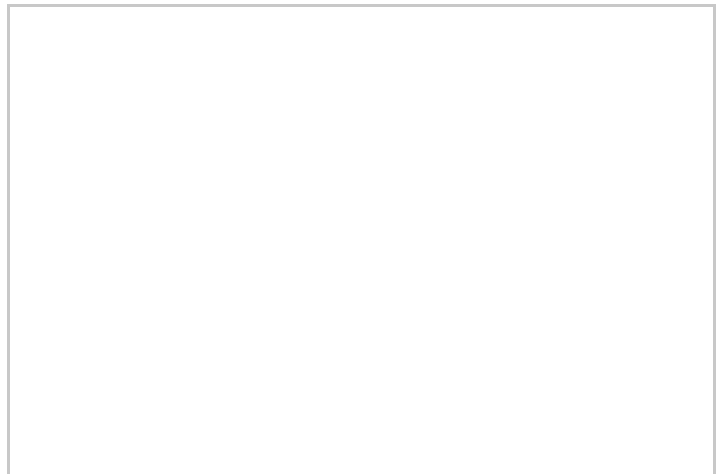
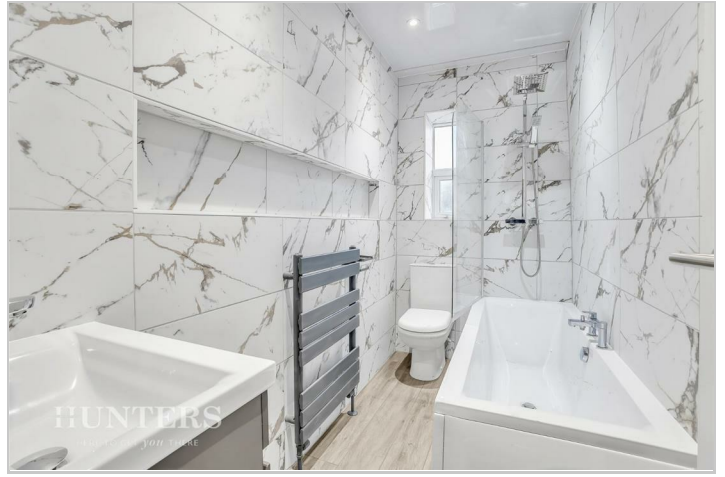
Material Information - Oldham

Tenure Type; Leasehold

Leasehold Years remaining on lease; 871

Leasehold Ground Rent Amount £2.50

Council Tax Banding; A



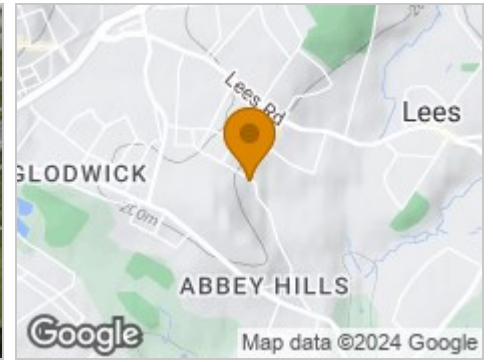
Road Map



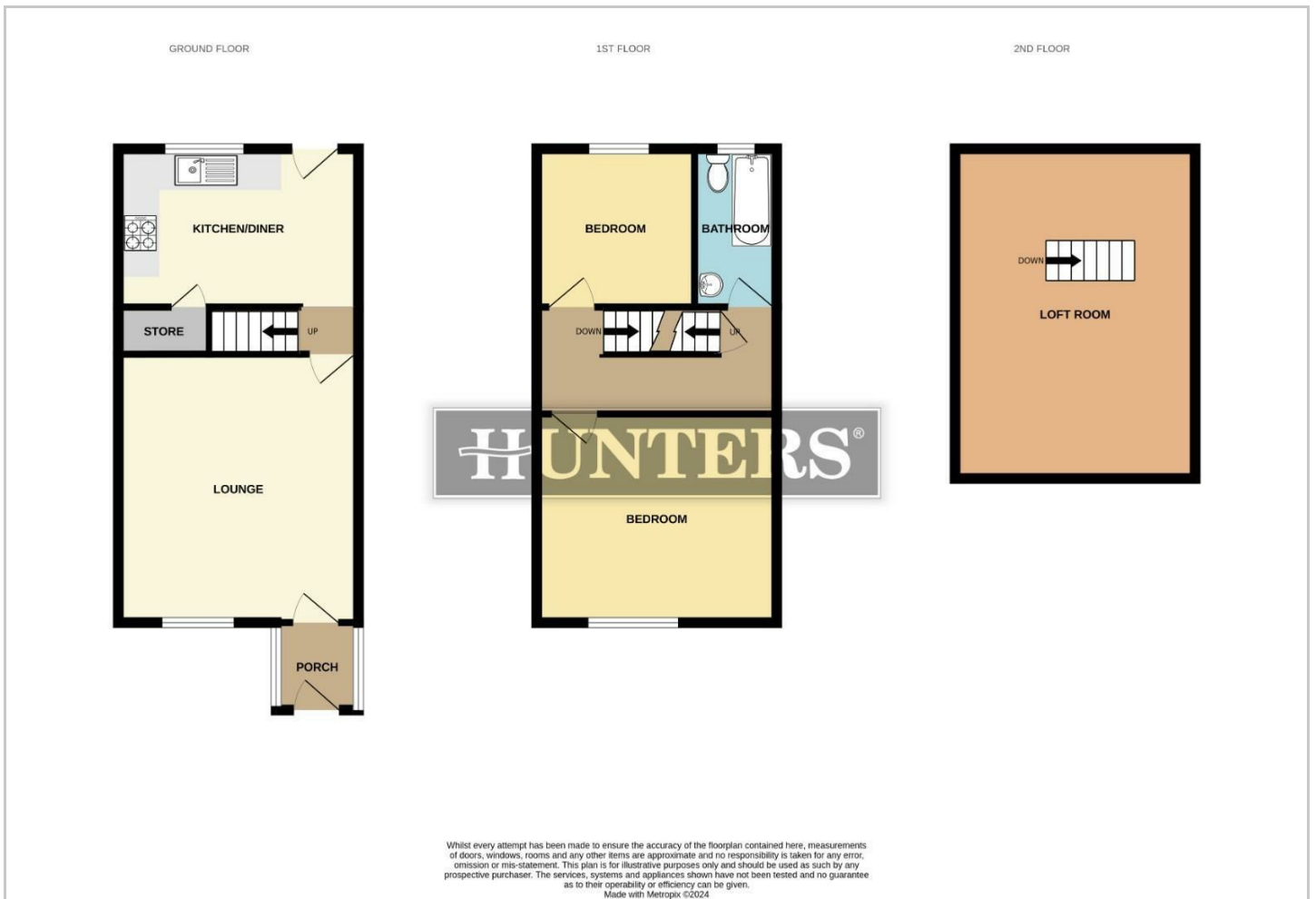
Hybrid Map



Terrain Map



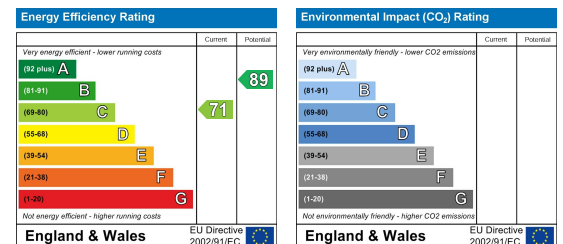
Floor Plan



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.