

HUNTERS[®]

HERE TO GET *you* THERE



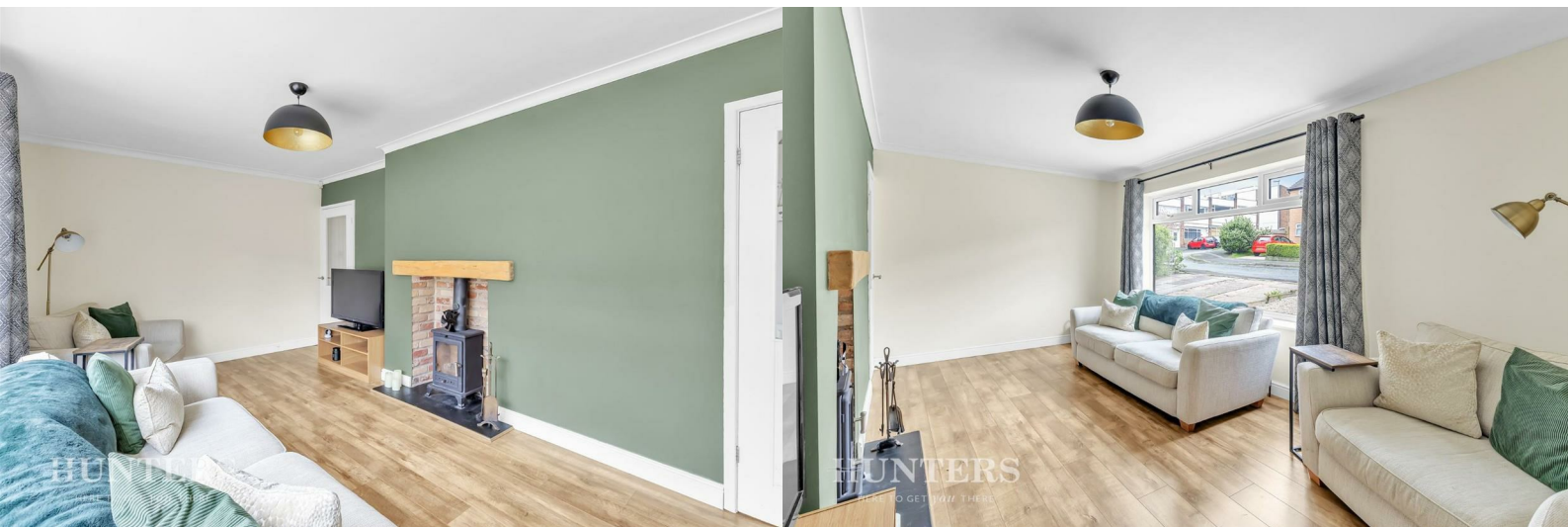
Ashfield Crescent

Springhead, Oldham, OL4 4NX

Price £260,000



Council Tax: C



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Situated in a popular location this well presented and maintained semi-detached family home. The internal accommodation comprises entrance hall, lounge, kitchen, dining room, conservatory, 3 bedrooms and bathroom. The property also benefit from gas central heating and Upvc double glazing. Externally there are gardens to both the front and rear with long driveway to the side leading to detached garage. NO CHAIN - EPC Rating C

Entrance Hallway

Composite entrance door. laminate flooring, radiator.

Lounge

17'4" x 10'5" (5.3m x 3.2m)

Log burner, laminate flooring, Upvc double glazed window, radiator.

Dining Room

10'2" x 8'2" (3.1m x 2.5m)

Laminate flooring, patio doors leading to conservatory, radiator.

Kitchen

12'9" x 8'6" (3.9m x 2.6m)

Modern fitted wall and base units with Belfast sink, work surfaces and tiled splashback. Integrated fridge, freezer and washing machine, electric oven, 5 ring hob and extractor hood. Upvc double glazed window, laminate flooring.

Conservatory

9'6" x 8'2" (2.9m x 2.5m)

Upvc double glazed windows and French doors.

Bedroom 1

11'5" x 10'5" (3.5m x 3.2m)

Upvc double glazed window, radiator.

Bedroom 2

10'5" x 8'10" (3.2m x 2.7m)

Upvc double glazed window, radiator.

Bedroom 3

8'2" x 6'6" (2.5m x 2.0)

Upvc double glazed window, radiator.

Bathroom

6'6" x 5'2" (2.0m x 1.6m)

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

Externally

Garden are to front with long driveway to the side leading to detached garage and enclosed rear garden.

Material Information - Oldham

Tenure Type; Leasehold

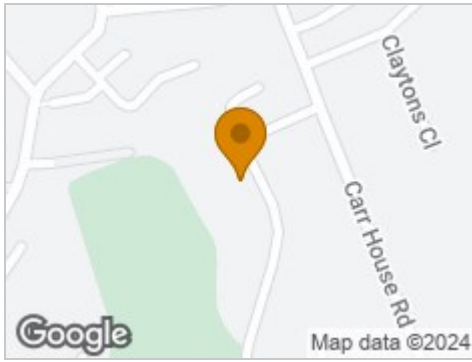
Leasehold Years remaining on lease; 941

Leasehold Ground Rent Amount; £12.10

Council Tax Banding; C



Road Map



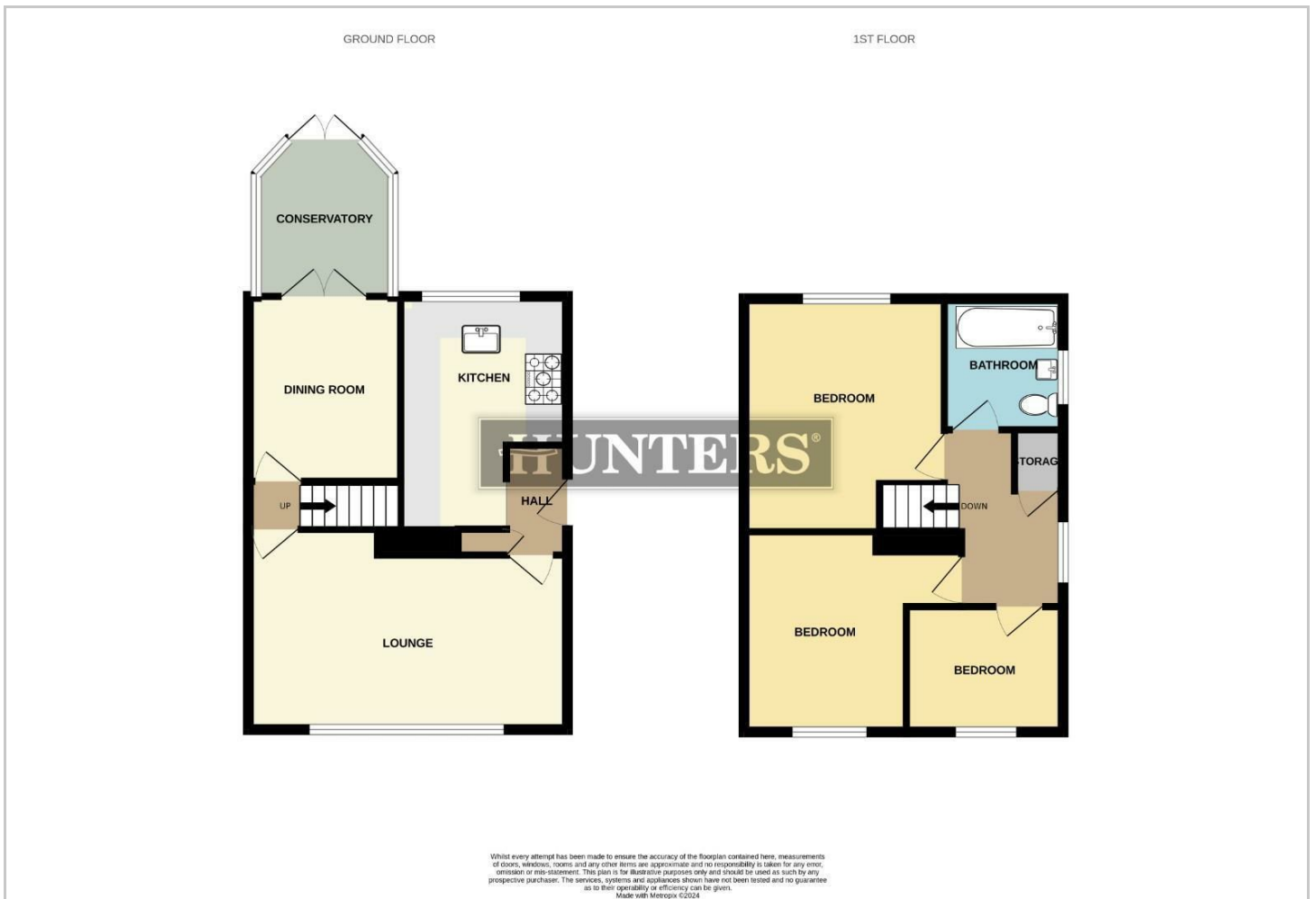
Hybrid Map



Terrain Map



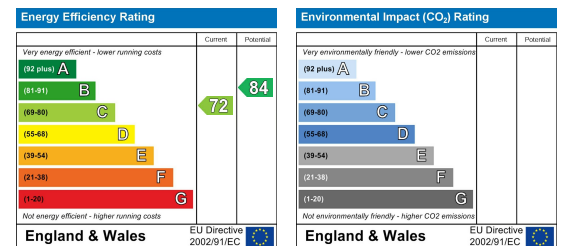
Floor Plan



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.