

# HUNTERS<sup>®</sup>

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## Howgill Crescent

Oldham, OL8 3WA

Price £285,000



Council Tax: D





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Oldham, OL8 3WA

Price £285,000



Family detached home which is situated in a convenient location. The internal accommodation comprises entrance hallway, guest wc, dual aspect lounge, kitchen diner, 3 bedrooms (En-Suite to Master) and family bathroom. The property benefits from gas central heating and Upvc double glazing. Externally there are gardens to the front, side and rear with long driveway for off road parking.

**\*\*Planning permission granted in 2021 for single storey rear extension and 2 storey side extension\*\***

## Entrance Hall

Radiator, storage cupboard, stairs leading to first floor landing.

## Lounge

9'10" x 17'1" (3 x 5.2)

Dual aspect with Upvc double glazed window to the front and Upvc French doors leading to rear garden, radiator.

## Kitchen Diner

8'10" x 17'1" (2.7 x 5.2)

Fitted wall and base units with work surfaces and tiled splashback, electric oven, gas hob and extractor hood. Upvc double glazed windows to both the front and rear, radiator.

## Landing

Spindled balustrade, storage cupboard, Upvc double glazed window.

## Bedroom 1

9'2" x 13'5" (2.8 x 4.1)

Fitted wardrobes & drawers, Upvc double glazed window, radiator.

## En-Suite

Shower enclosure, pedestal wash hand basin, low level wc. Upvc double glazed window, heated towel rail.

## Bedroom 2

9'2" x 9'10" (2.8 x 3)

Upvc double glazed window, radiator.

## Bedroom 3

Upvc double glazed window, radiator.

## Bathroom

6'7" x 7'10" (2 x 2.4)

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

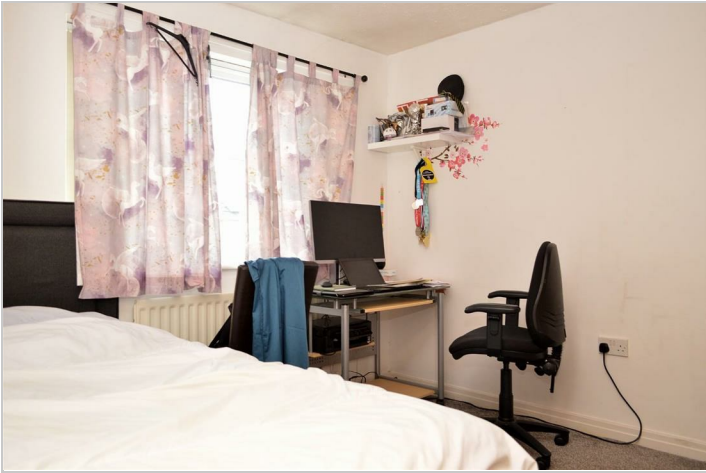
## Externally

Garden area to the front, long driveway to the side and spacious enclosed garden to the rear.

## Material Information - Oldham

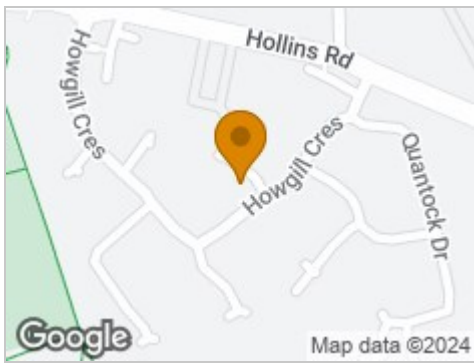
Tenure Type; Freehold

Council Tax Banding; D





## Road Map



## Hybrid Map



## Terrain Map



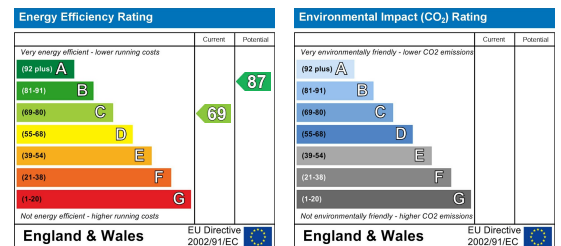
## Floor Plan



## 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.