

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Tavistock Drive

Chadderton, Oldham, OL9 0RQ

Price £275,000



- POPULAR LOCATION
- 3 BEDROOMS
- GAS CENTRAL HEATING
- BLOCK PAVED DRIVEWAY
- NO CHAIN

- SEMI-DETACHED
- ATTACHED GARAGE/WORKSHOP
- UPVC DOUBLE GLAZING
- REAR GARDEN
- FREEHOLD

Tel: 0161 669 4833

# Tavistock Drive

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Welcome to this modern semi-detached house on Tavistock Drive in the sought-after area of Chadderton, Oldham. This property boasts a cosy reception room, perfect for relaxing with family and friends. With three bedrooms, there's ample space for a growing family or guests.

Situated near the picturesque Chadderton Park, this home offers a serene and family-friendly environment. The property features a well-maintained bathroom, ideal for unwinding after a long day.

Stay warm and toasty during the colder months with the convenience of gas central heating. The upvc double glazing not only enhances the property's energy efficiency but also provides a modern touch to the house.

One of the highlights of this property is the large garage/workshop, offering plenty of space for storage, DIY projects, or even converting it into a home office or gym.

Don't miss out on the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and experience the charm of Tavistock Drive for yourself. EPC Rating C

### Entrance Hallway

Composite entrance door, radiator.

### Inner Hall

Stairs leading to first floor landing.

### Lounge

17'0" x 10'9" (5.2m x 3.3m)

Upvc double glazed window, radiator.

### Kitchen Diner

17'0" x 10'9" (5.2m x 3.3m)

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

### Utility Room

fitted units with stainless steel sink and plumbing for automatic washing machine. Upvc double glazed window, Upvc door to rear garden.

### Garage/Workshop

Power and lighting, Up and over door to the front, side door leading to entrance hallway.

### Bedroom 1

21'3" x 10'9" (6.5m x 3.3m)

Fitted wardrobes, Upvc double glazed window, radiator.

### Bedroom 2

10'9" x 8'10" (3.3m x 2.7m)

Upvc double glazed window, radiator.

### Bathroom

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

### Externally

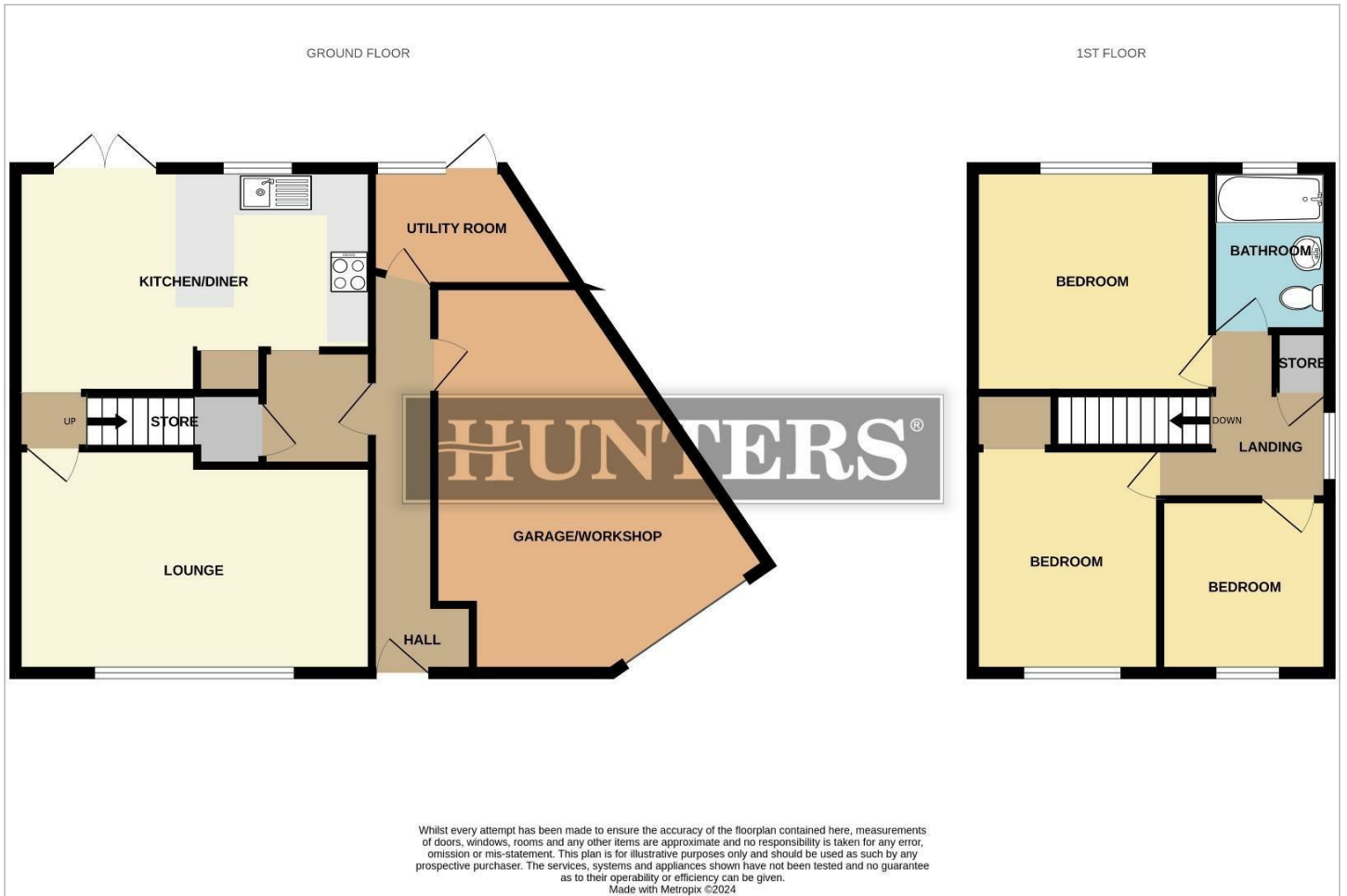
Large block paved driveway to the front along with grassed garden area, enclosed garden to the rear with flagged patio and artificial grass.

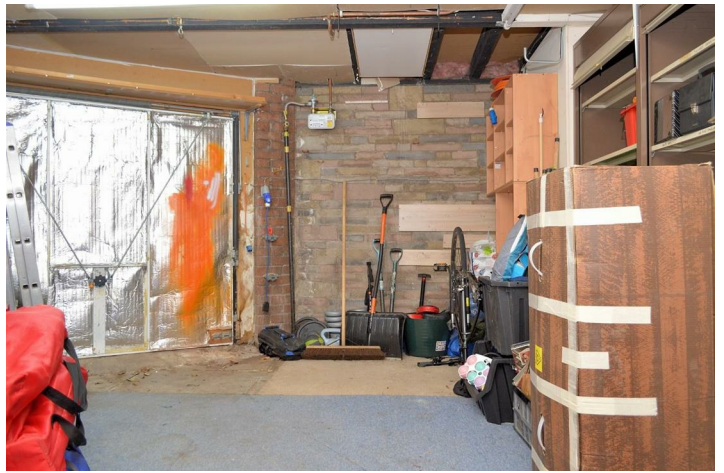
### Material Information - Oldham

Tenure Type; Freehold

Council Tax Banding; C

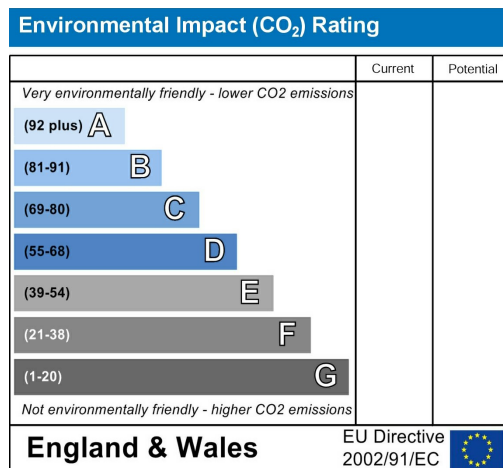
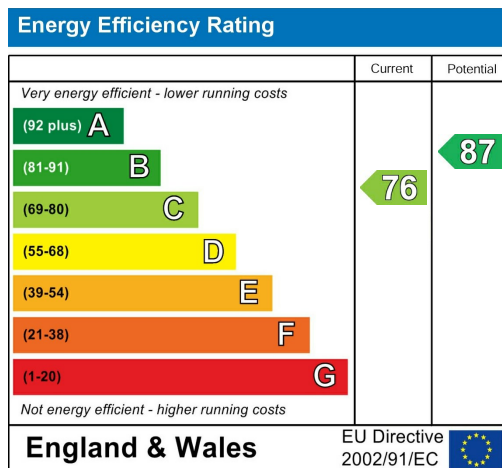
# Floorplan







## 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.

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