

# HUNTERS<sup>®</sup>

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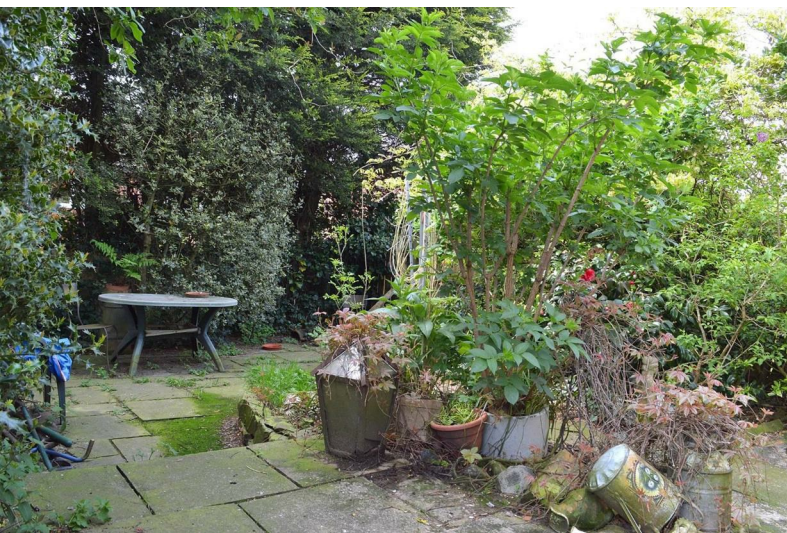
## April Close

Oldham, OL8 2XQ

Price £180,000



Council Tax:

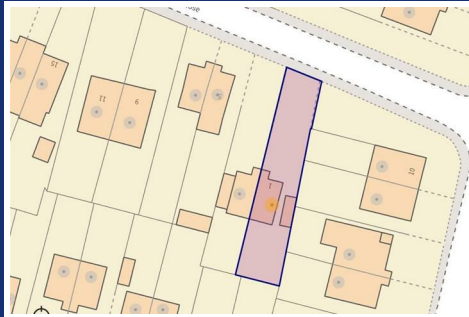




# April Close

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Price £180,000



Situated on a large plot with long driveway to the front this Semi-Detached home which although requires updating offers excellent potential. The internal accommodation comprises entrance porch, lounge, kitchen, 2 bedrooms and bathroom. The property benefits from gas central heating and Upvc double glazing. Externally there is a long driveway and garden area to the front, fenced off side area and enclosed rear garden. Ideal property to extend subject to relevant planning permission and building regulations. EPC Rating C

## Porch

Composite entrance door.

Tenure Type; Freehold

Council Tax Banding; B

## Lounge

15'1" x 12'5" (4.6m x 3.8m)

Upvc double glazed window, radiator, open plan stairs leading to first floor landing.

## Kitchen Diner

12'5" x 8'6" (3.8m x 2.6m)

Fitted wall and base units with work surfaces and tiled splashback. Upvc double glazing window, radiator.

## Bedroom 1

12'5" x 8'6" (3.8m x 2.6m)

Upvc double glazing window, radiator.

## Bedroom 2

12'5" x 6'6" (3.8m x 2.0m)

Upvc double glazing window, radiator.

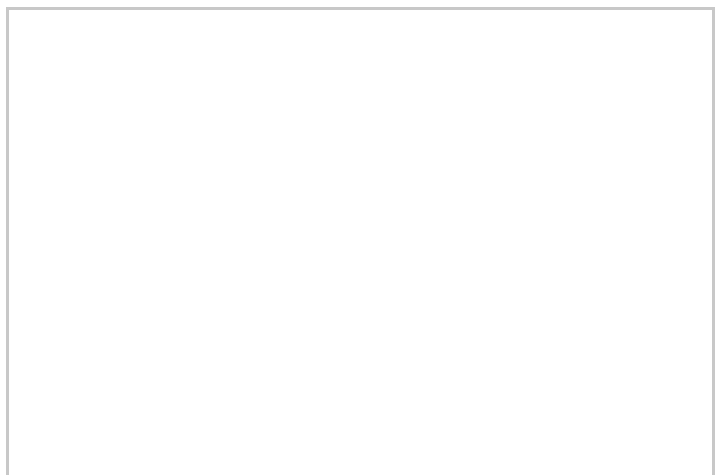
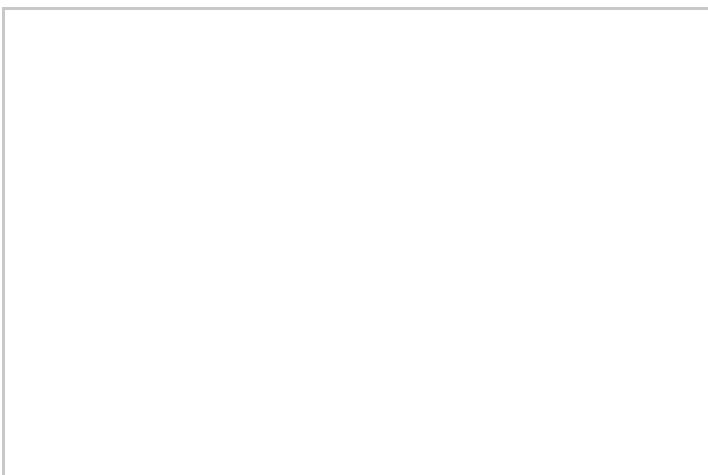
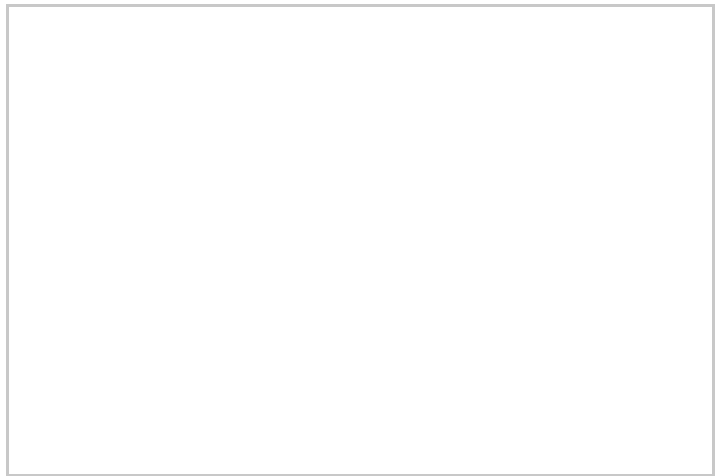
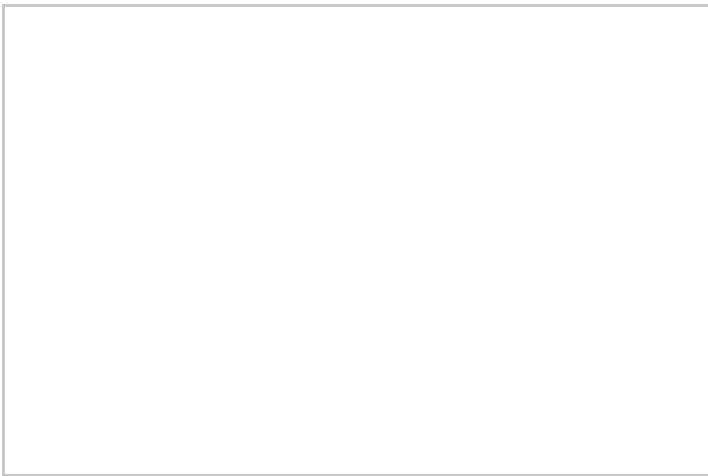
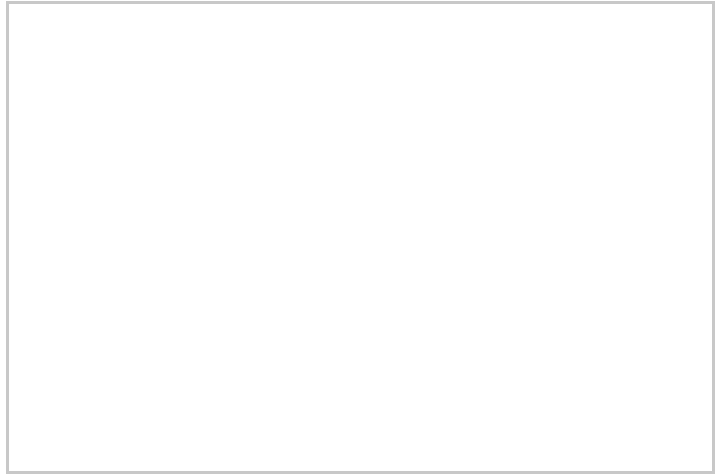
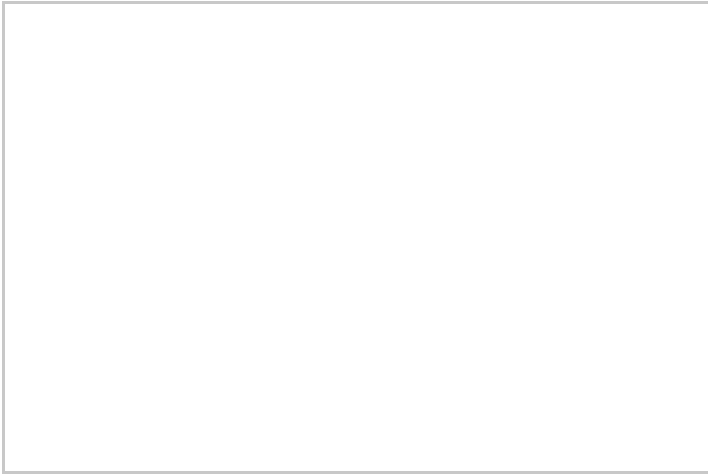
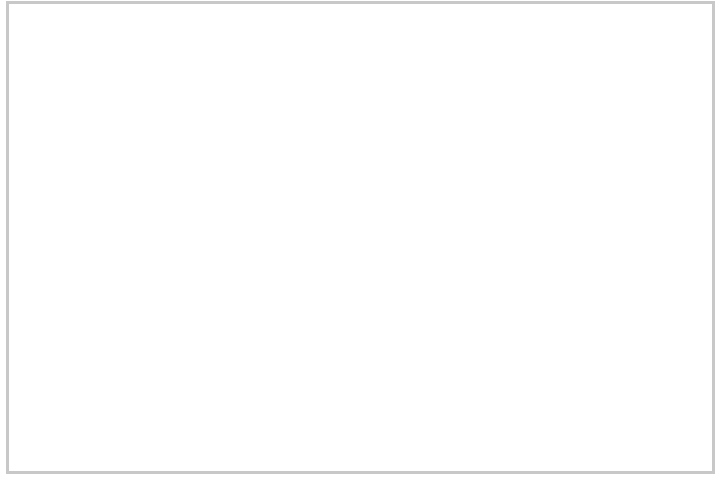
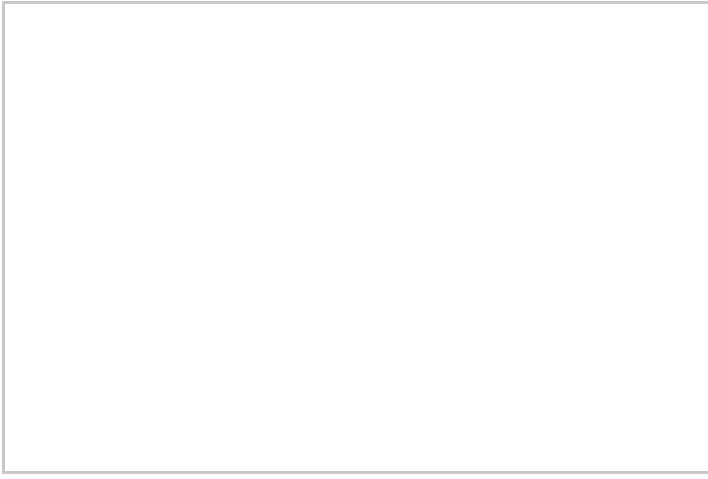
## Bathroom

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

## Externally

Long drive and garden area to the front, gated area to the side and enclosed garden to the rear.

## Material Information - Oldham



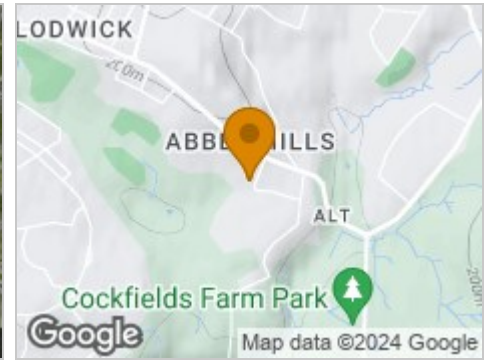
## Road Map



## Hybrid Map



## Terrain Map



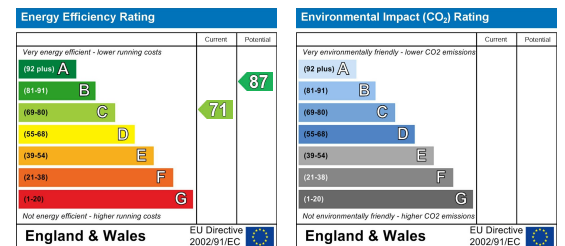
## Floor Plan



## 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.