

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



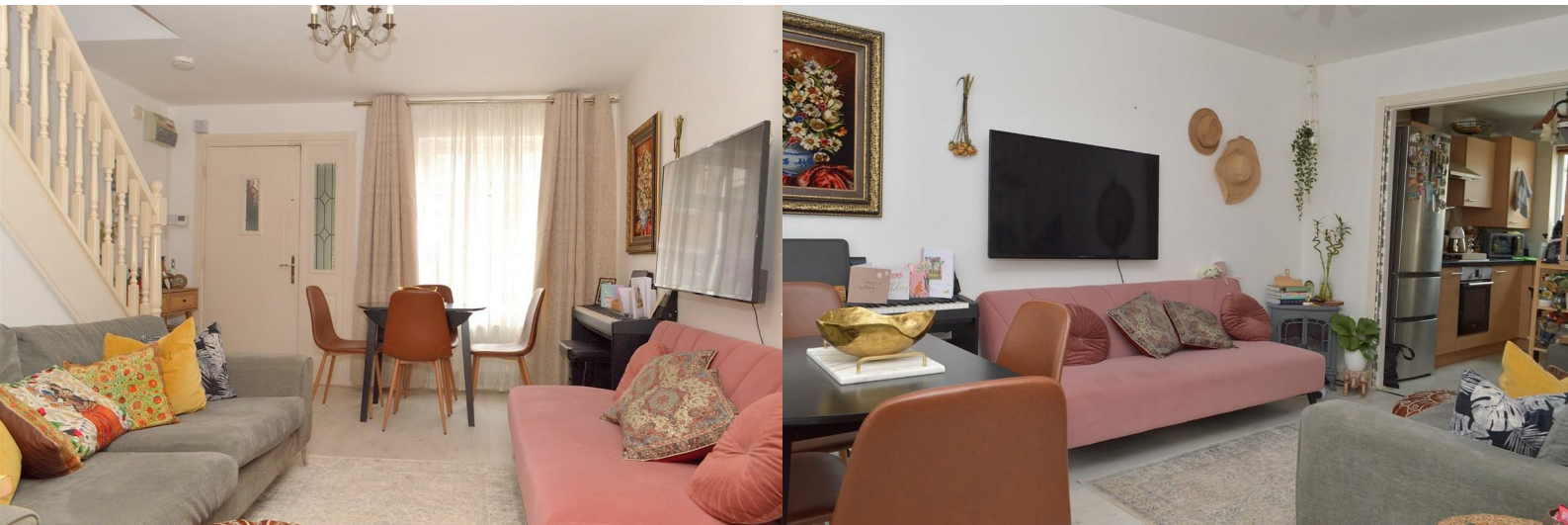
## Barmouth Walk

Oldham, OL8 4SH

Price £145,000



Council Tax:





# Barmouth Walk

Oldham, OL8 4SH

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Welcome to this charming townhouse located on Barmouth Walk in the heart of Oldham. This delightful property boasts a cosy reception room, perfect for relaxing after a long day, two comfortable bedrooms, and two modern bathrooms for your convenience.

Situated in a convenient location, this townhouse offers easy access to the motorway and tram network making commuting a breeze. With gas central heating and UPVC double glazing, you can stay warm and comfortable throughout the year while enjoying the natural light that floods the rooms.

One of the standout features of this property is the allocated parking space, ensuring you never have to worry about finding a place to park after a busy day out. Additionally, this property is chain-free, providing you with a hassle-free buying opportunity.

Don't miss out on the chance to make this lovely townhouse your new home. Contact us today to arrange a viewing and envision yourself living in this wonderful property on Barmouth Walk.

EPC Rating C

## Entrance Porch

### Lounge

12'5" x 14'3" (3.78 x 4.34)

Upvc double glazed window, radiator, stairs leading to first floor landing. Under stairs storage cupboard.

### Kitchen

6'6" x 10'3" (1.98 x 3.12)

Fitted wall and base units with work surfaces and stainless steel sink. Electric oven, gas hob and extractor hood, Upvc double glazed window, radiator.

### Shower Room (Ground Floor)

4'10" x 5'7" (1.47 x 1.7)

Glass shower enclosure, pedestal wash hand basin and low level wc. Wall tiles, extractor fan and radiator.

### Rear Hallway

5'2" x 4'11" (1.57 x 1.5)

Door leading to rear garden.

### Bedroom 1

12'6" x 8'9" (3.81 x 2.67)

Rear aspect, Upvc double glazed window, radiator.

### Bedroom 2

12'6" x 9'1" (3.81 x 2.77)

Upvc double glazed window, radiator. Storage cupboard.

### Bathroom

6'6" x 6'2" (1.98 x 1.88)

3 piece suite comprising panelled bath with shower over and glass shower screen, vanity wash hand basin and low level wc. Extractor fan & radiator.

### Externally

Enclosed garden to the rear with timber decking and lawn, gate to the side leading to allocated parking space.

### Material Information - Oldham

Tenure Type; Leasehold

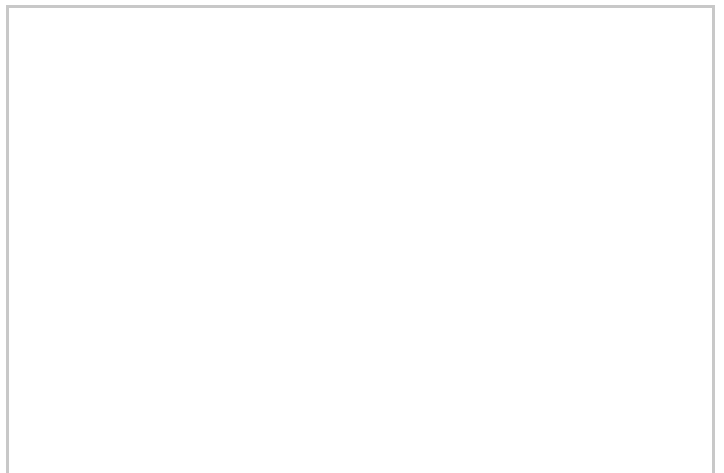
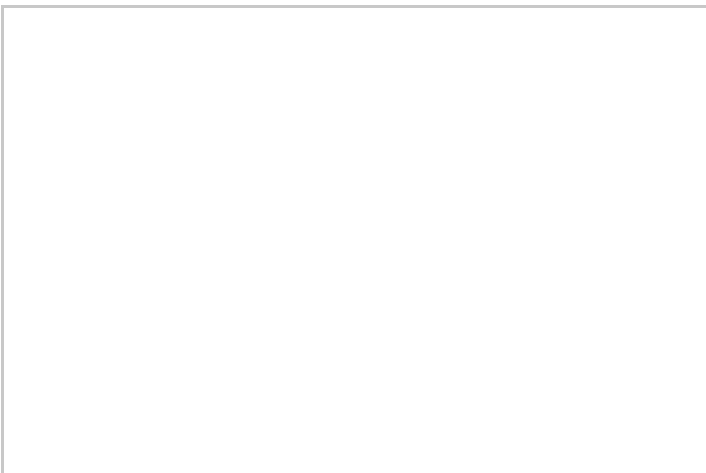
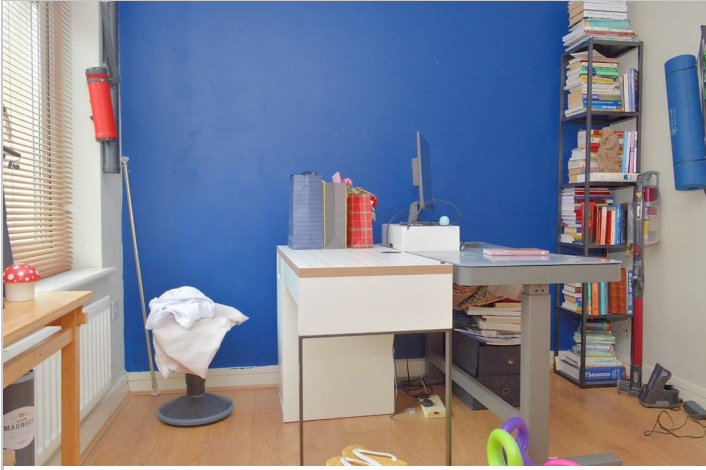
Leasehold Years remaining on lease; 982

Leasehold Annual Service Charge Amount £150.00

Leasehold Ground Rent Amount, £150.00

Council Tax Banding; A

Tel: 0161 669 4833





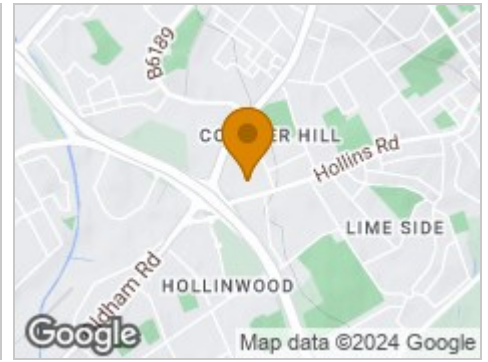
## Road Map



## Hybrid Map



## Terrain Map



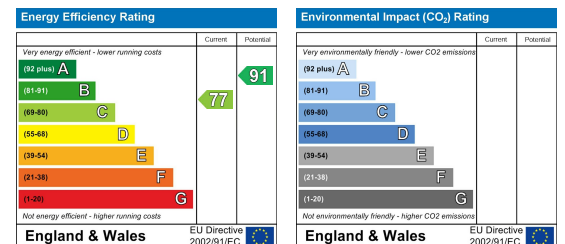
## Floor Plan



## 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.