

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Wolverton Avenue

Oldham, OL8 4DZ

Price £160,000



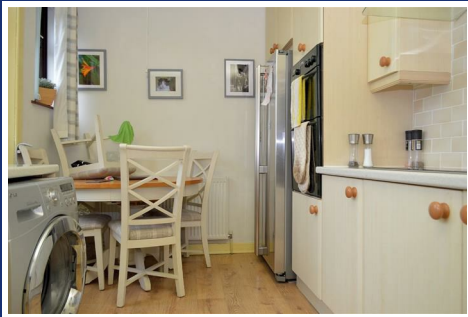
Council Tax:



# Wolverton Avenue

Oldham, OL8 4DZ

Price £160,000



Welcome to Wolverton Avenue, Oldham - a charming mid town house that could be your next dream home! This delightful property boasts a cosy reception room, two lovely bedrooms, and bathroom.

One of the standout features of this house is its long rear garden, perfect for enjoying outdoor activities or simply unwinding in the fresh air. Additionally, the detached garage provides parking or storage, adding convenience to your daily life.

With gas central heating and UPVC double glazing, this home ensures warmth and energy efficiency all year round. And the best part? This property comes with no chain, making the buying process smooth and hassle-free.

Don't miss out on the opportunity to own this wonderful home in a desirable location. Contact us today to arrange a viewing and take the first step towards making Wolverton Avenue your new address!

EPC Rating C

## Vestibule Entrance

Upvc entrance door.

## Lounge

13'9" x 8'2" (4.2m x 2.5m)

Fire with feature surround, Upvc double glazed window, radiator..

## Kitchen Diner

13'9" x 12'1" (4.2m x 3.7m)

Fitted wall and base units with work surfaces and tiled splashback. Electric oven, hob and extractor hood. 2 x Upvc double glazed windows, radiator, Upvc door to rear.

## Bedroom 1

13'9" x 12'1" (4.2m x 3.7m)

Upvc double glazed window, radiator.

## Bedroom 2

14'9" x 7'10" (4.5m x 2.4m)

Spiral staircase leading to loft room. Upvc double glazed window, radiator.

## Loft Room

Spiral staircase, radiator. Velux roof window.

## Externally

Small enclosed garden to the front, long enclosed garden to the rear with fagged patio, and law, along with detached garage.

## Bathroom

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

## Material Information - Oldham

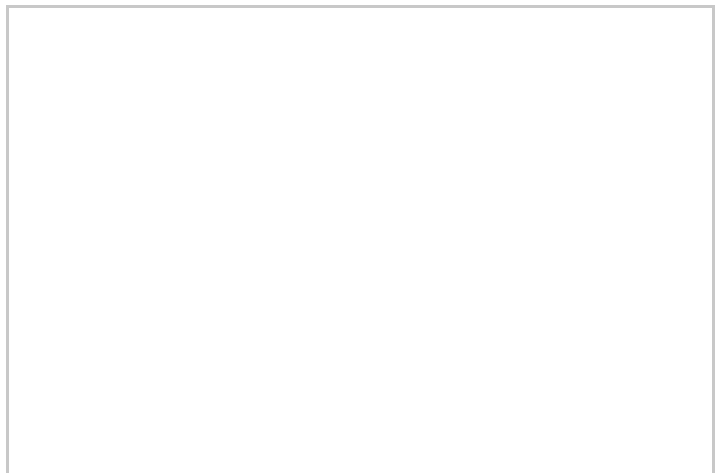
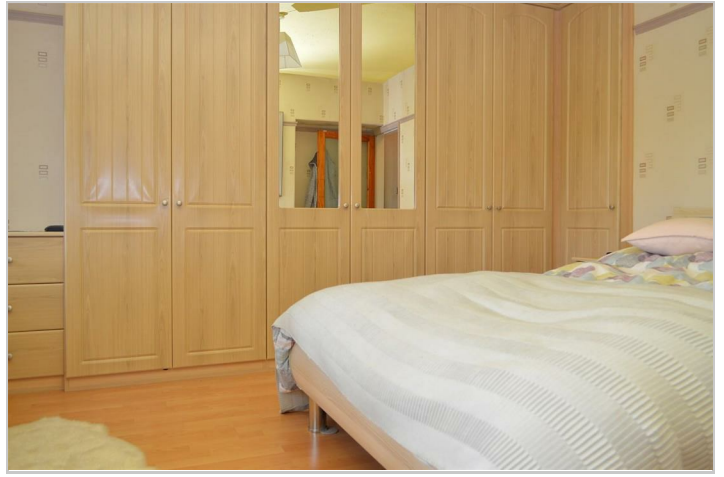
Tenure Type; Leasehold

Leasehold Years remaining on lease; 894

Leasehold Ground Rent Amount, £3.10

Council Tax Banding; A

Tel: 0161 669 4833



## Road Map



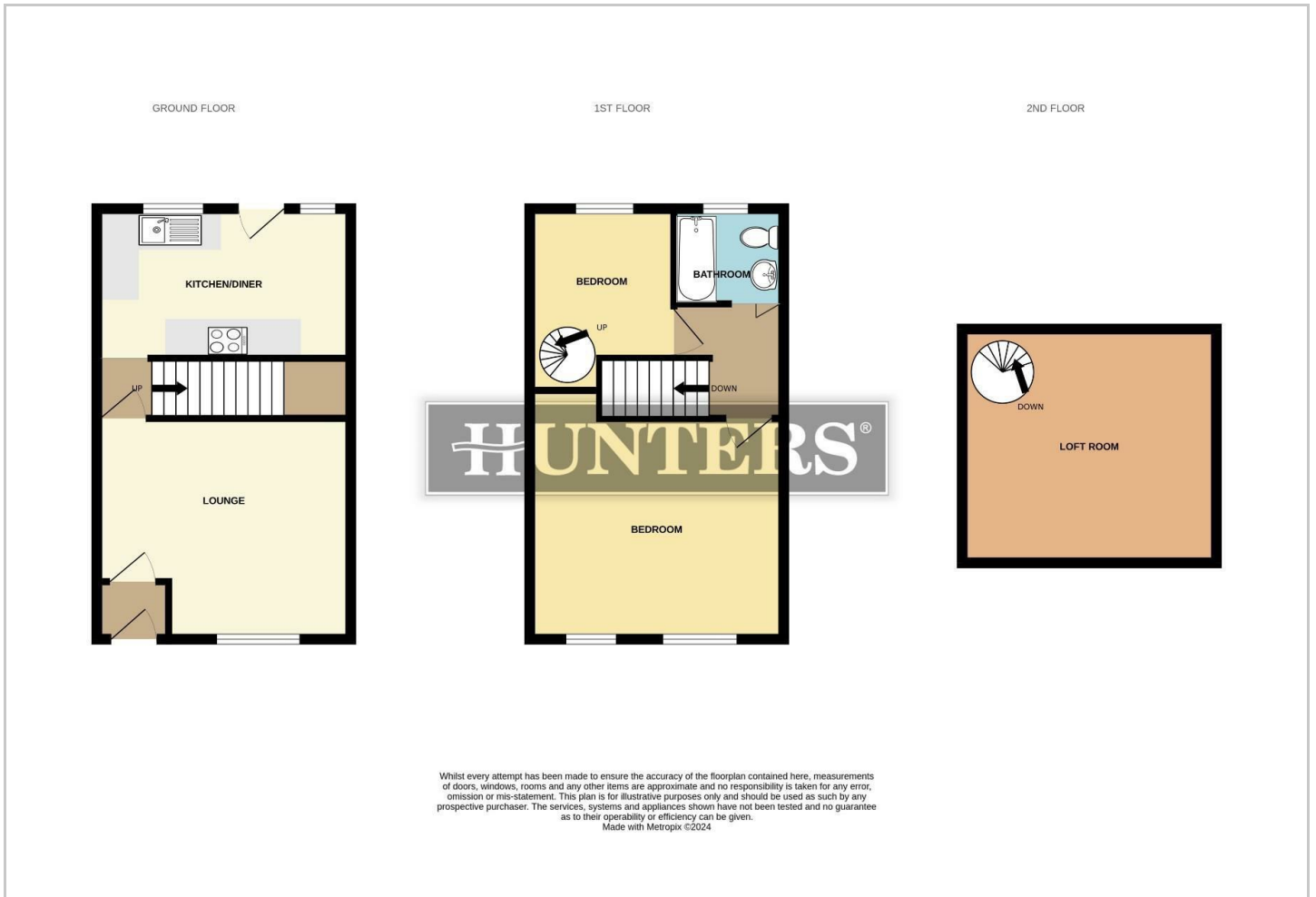
## Hybrid Map



## Terrain Map



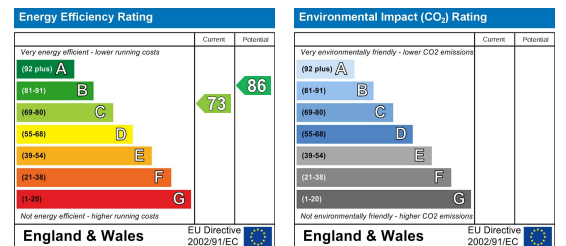
## Floor Plan



## 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.