

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Chapel Road

Oldham, OL8 4QJ

Price £145,000



Council Tax: A



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Price £145,000



- WELL PRESENTED & MAINTAINED
- 2 BEDROOMS
- GAS CENTRAL HEATING
- ENCLOSED REAR YARD
- MID TERRACE
- UTILITY & GROUND FLOOR WC
- UPVC DOUBLE GLAZING
- EPC RATING D

Welcome to this charming terraced house located on Chapel Road in Oldham! This property boasts a well-presented interior with modern fitted kitchen and fitted wardrobes in the main bedroom, offering ample storage space. The house features gas central heating & Upvc double glazing, ensuring a cosy and warm atmosphere throughout.

Situated in a convenient location, this property is perfect for those looking for easy access to amenities and transport links. With 1 reception room, 2 bedrooms, and 1 bathroom, this house provides a comfortable living space for individuals or small families.

Don't miss the opportunity to make this lovely house your new home! EPC Rating D

## Entrance Vestibule

Composite door.

## Lounge

13'1" x 13'5" (3.99 x 4.09)

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

## Kitchen/Diner

10'6" x 13'5" (3.2 x 4.1)

Modern fitted kitchen with good range of wall and base units with solid laminate work tops and centre Island with breakfast bar. Electric oven, hob and extractor plus integrated fridge freezer and microwave. Upvc double glazed window, radiator. Under stairs storage fitted out with shelving.

## Utility Room

0'0" x 0'0" (0 x 0)

WC, Plumbing for washing machine and space for tumble dryer. Upvc double glazed window and door.

## Bedroom 1

13'1" x 13'5" (3.99 x 4.09)

Fitted wardrobes, Upvc double glazed window, radiator.

## Bedroom 2

13'1" x 13'5" (3.99 x 4.09)

Upvc double glazed window, radiator.

## Shower Room

3 piece suite comprising glass shower cubicle, wash hand basin and low level wc. Wall and floor tiles. Upvc double glazed window, radiator.

## Externally

Small forecourt to the front with enclosed yard to the rear which is not directly over looked.

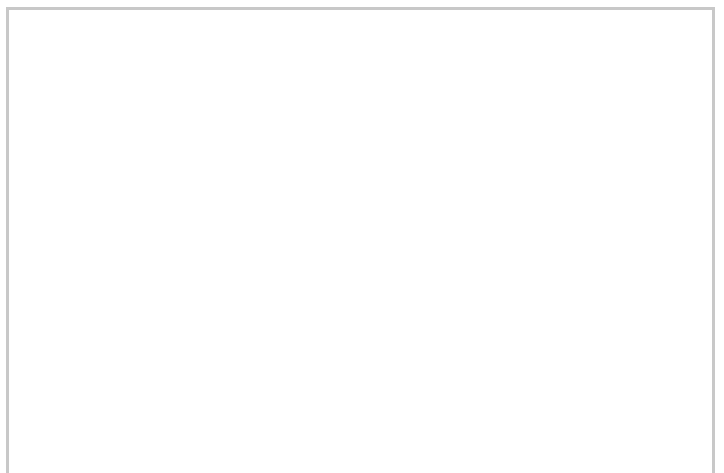
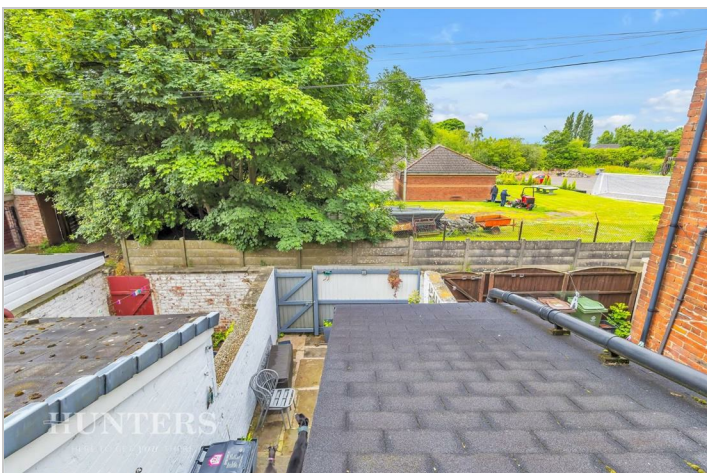
## Material Information - Oldham

Tenure Type; Leasehold

Leasehold Years remaining on lease; 864

Leasehold Ground Rent Amount £28.10

Council Tax Banding; A



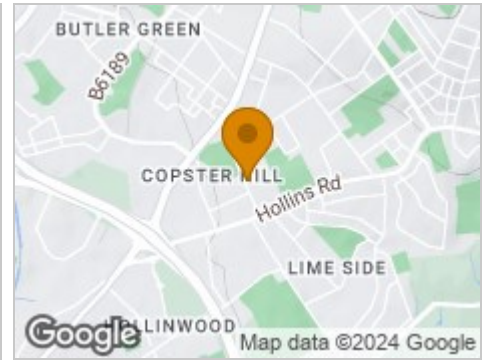
## Road Map



## Hybrid Map



## Terrain Map



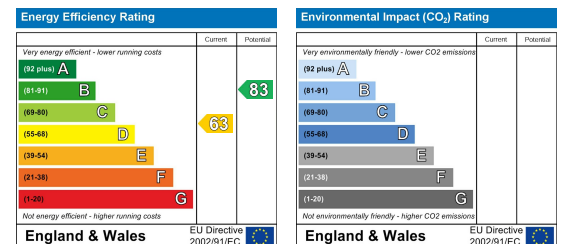
## Floor Plan



## 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.