

HUNTERS®

HERE TO GET *you* THERE



Ralstone Avenue

Oldham, OL8 1LY

Offers In The Region Of £145,000



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C

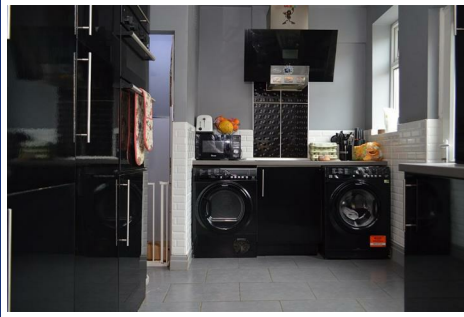
Council Tax: A



Ralstone Avenue

Oldham, OL8 1LY

Offers In The Region Of £145,000



- MID TOWN HOUSE
- 2 BEDROOMS
- UPVC DOUBLE GLAZING
- EPC RATING C

- IDEAL INVESTMENT / FIRST TIME PURCHASE
- GAS CENTRAL HEATING
- FRONT AND REAR GARDEN

Welcome to this well presented mid town house located on Ralstone Avenue in Oldham. This delightful property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two lovely bedrooms, there is ample space for a small family or guests to stay over.

Situated just a short stroll away from the picturesque Alexandra Park, this home offers the perfect blend of urban living and natural beauty. The convenience of gas central heating ensures warmth and comfort throughout the house, ideal for those chilly British evenings.

The property features UPVC double glazing, providing not only insulation but also soundproofing, creating a peaceful sanctuary away from the hustle and bustle of the town. Additionally, the front and rear gardens offer a tranquil outdoor space where you can enjoy a cup of tea in the morning or unwind after a long day.

Don't miss out on the opportunity to make this mid-town house your new home. Contact us today to arrange a viewing and experience the charm and warmth this property has to offer. EPC Rating C

Vestibule Entrance

Upvc entrance door.

Lounge

14'9" x 12'1" (4.5m x 3.7m)

Feature wall hung fire, laminate flooring, Upvc double glazed window, radiator.

Kitchen

14'9" x 8'6" (4.5m x 2.6m)

Fitted wall and base units with worksurfaces and tiled splashback. Electric oven, hob and extractor hood. Understairs storage cupboard, Upvc double glazed window, radiator.

Bedroom 1

14'9" x 12'1" (4.5m x 3.7m)

Upvc double glazed window, radiator.

Bedroom 2

10'2" x 8'6" (3.1m x 2.6m)

Upvc double glazed window, radiator.

Bathroom

3 piece suite comprising bath with shower over, pedestal wash hand basin and low level wc.

Externally

Front garden with artificial grass and enclosed rear garden with brick outbuildings.

Material Information - Oldham

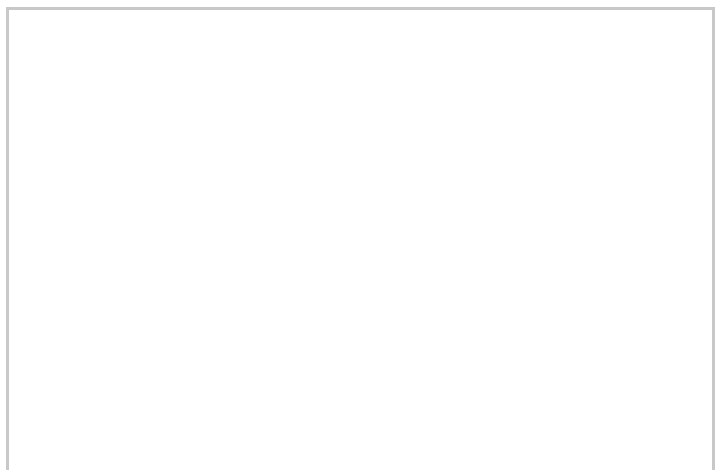
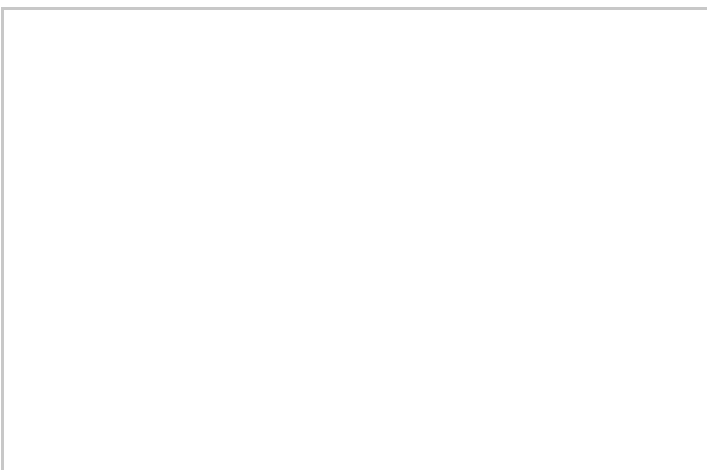
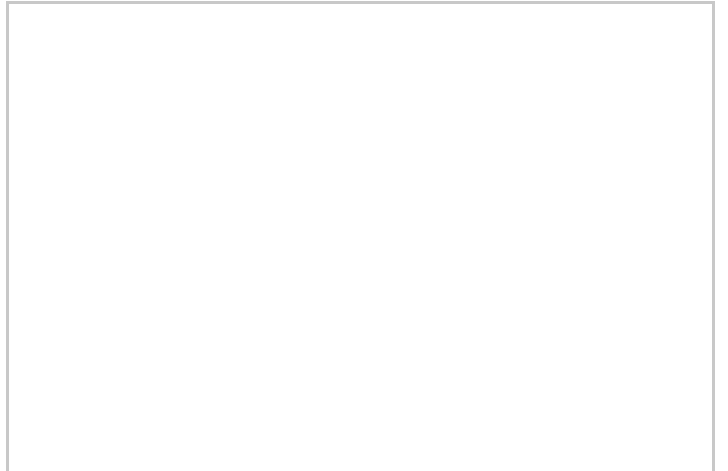
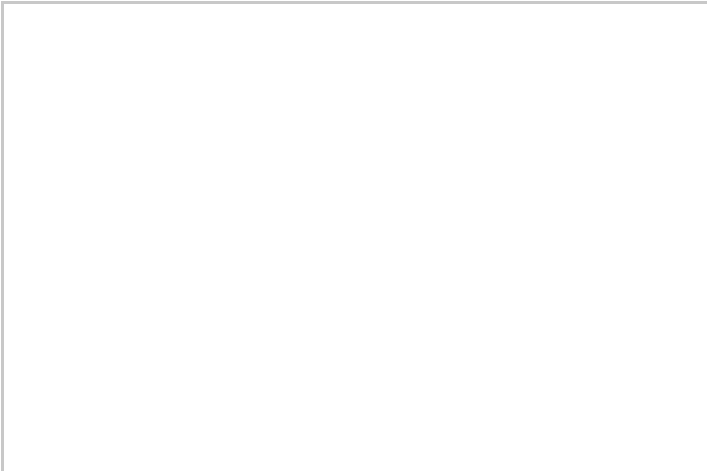
Tenure Type; Leasehold

Leasehold Years remaining on lease; 842

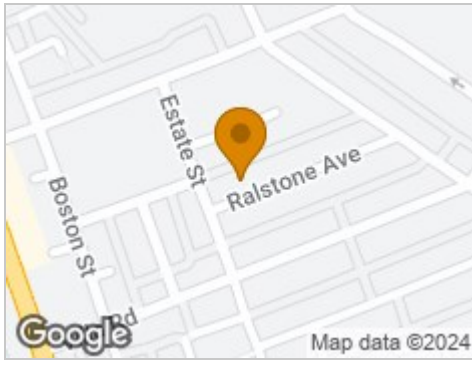
Leasehold Ground Rent Amount; £2.10

Council Tax Banding; A

Tel: 0161 669 4833



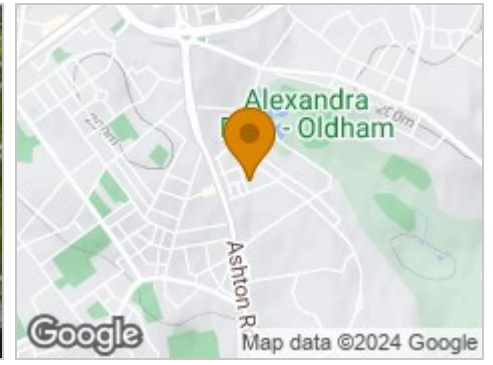
Road Map



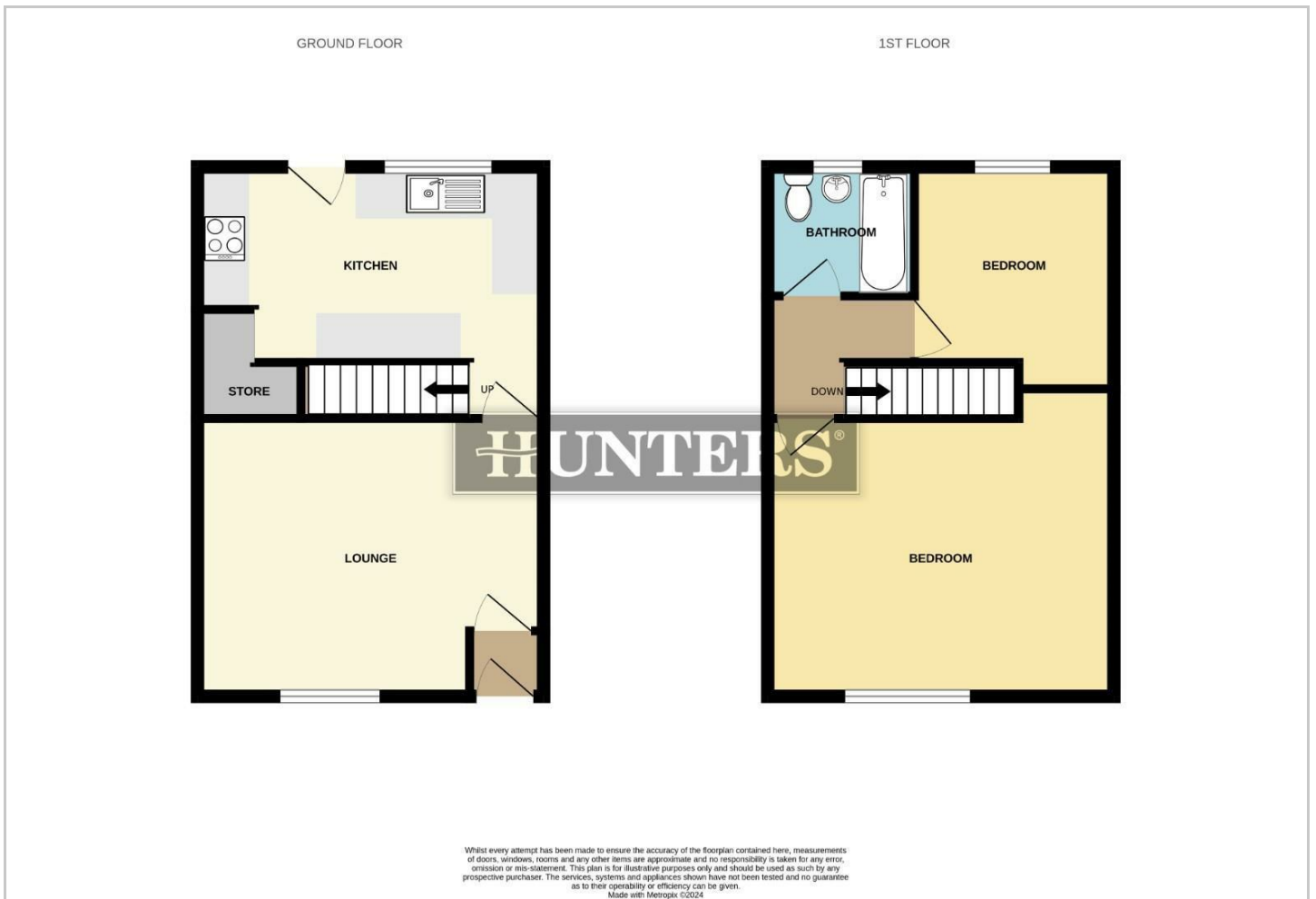
Hybrid Map



Terrain Map



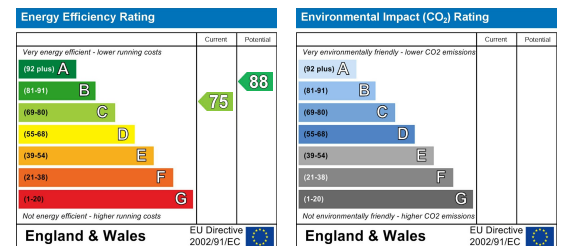
Floor Plan



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.