

# HUNTERS<sup>®</sup>

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## Halliwell Avenue

Oldham, OL8 3DL

Offers Over £150,000



Council Tax: A





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Oldham, OL8 3DL

Offers Over £150,000



Requiring modernisation throughout but offering excellent potential to be a great family home once again this Semi-Detached property. The internal accommodation comprises entrance hallway, dual aspect lounge, extended kitchen, 3 bedrooms and bathroom. The property has Upvc double glazing and gas central heating system. Externally there are gardens to both the front and rear. NO CHAIN.  
EPC Rating D

## Entrance Hallway

## Lounge

17'8" x 11'1" (5.4m x 3.4m)

## Kitchen

7'6" x 13'9" (max) (2.3m x 4.2m (max))

## Bedroom 1

11'1" x 9'10" (3.4m x 3.0m)

## Bedroom 2

11'1" x 7'6" (3.4m x 2.3m)

## Bedroom 3

7'6" x 7'6" (max) (2.3m x 2.3m (max))

## Bathroom

7'6" x 6'6" (2.3m x 2.0m)

## Externally

Enclosed gardens to both front and rear. Detached garage to the rear.

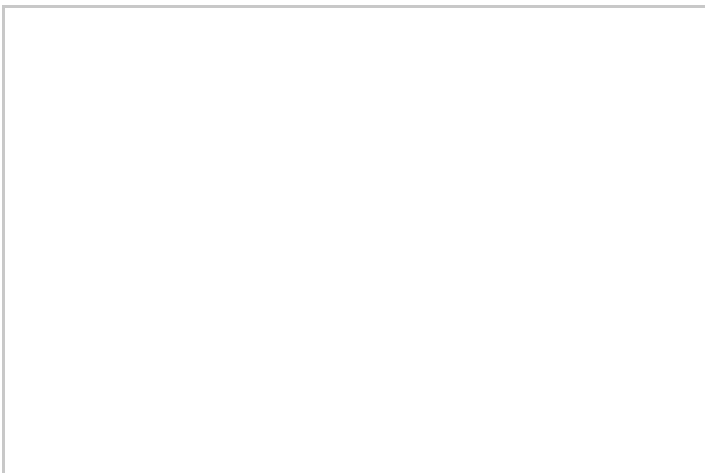
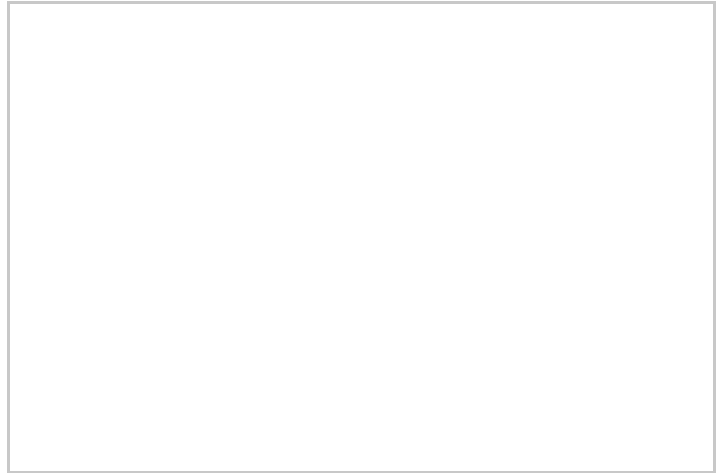
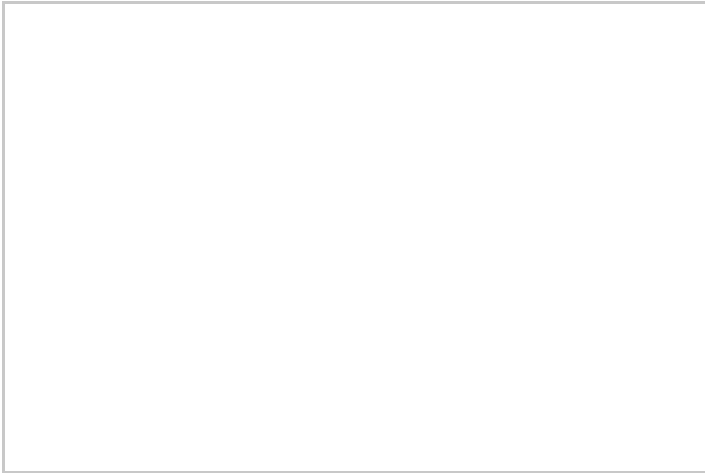
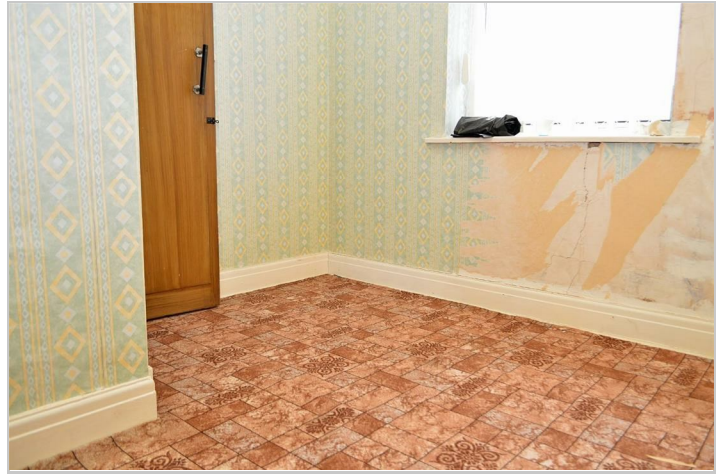
## Material Information - Oldham

Tenure Type; Leasehold

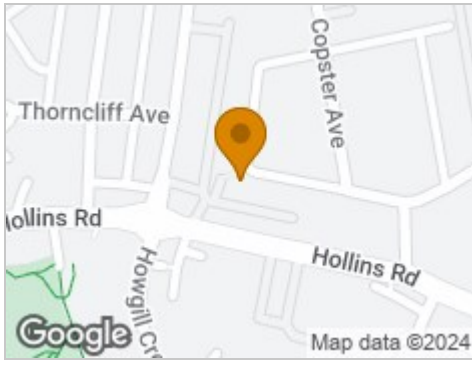
Leasehold Years remaining on lease; 838

Leasehold Ground Rent Amount; £30.50

Council Tax Banding; A



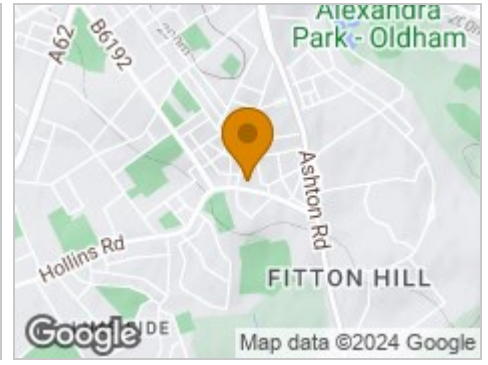
## Road Map



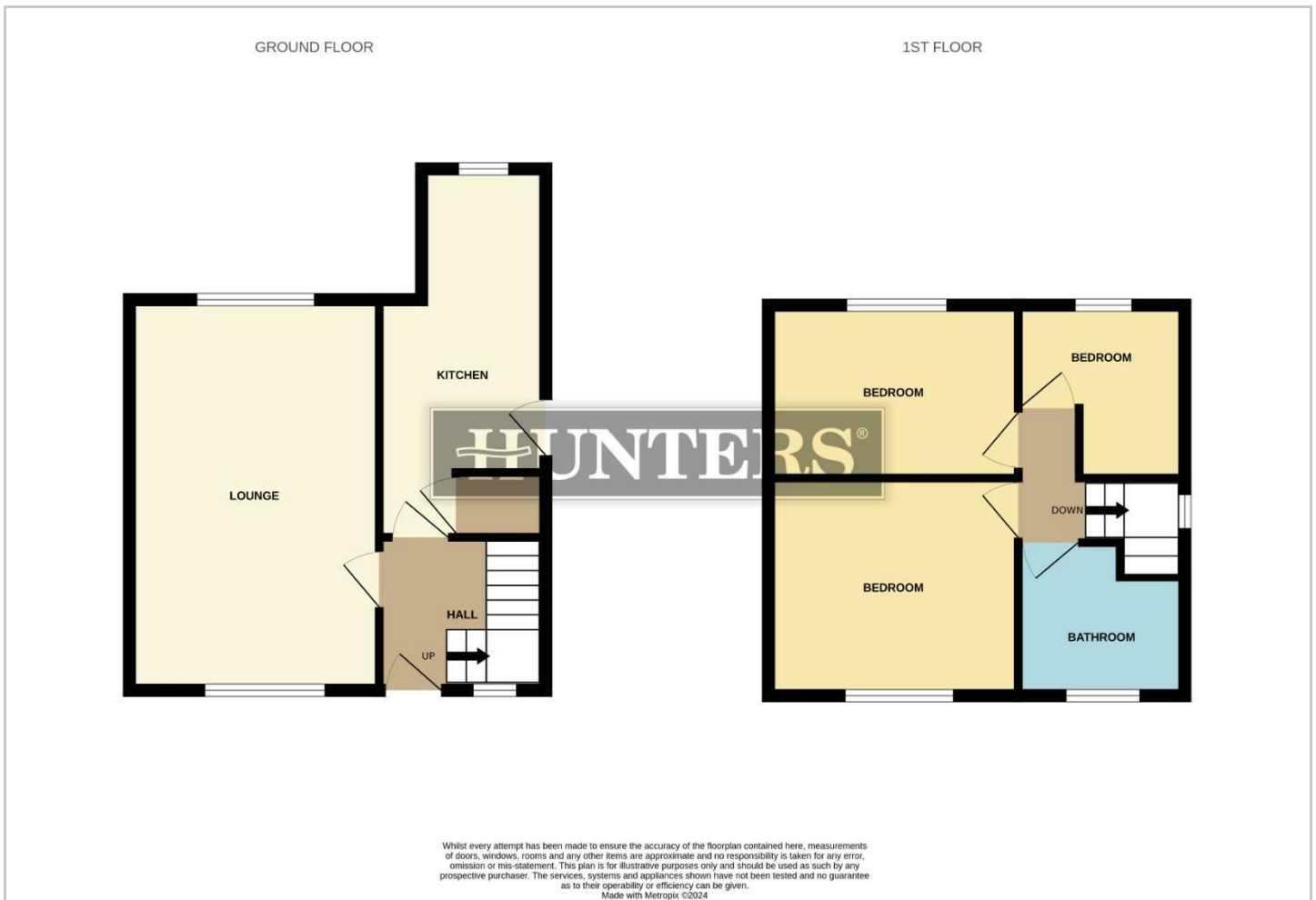
## Hybrid Map



## Terrain Map



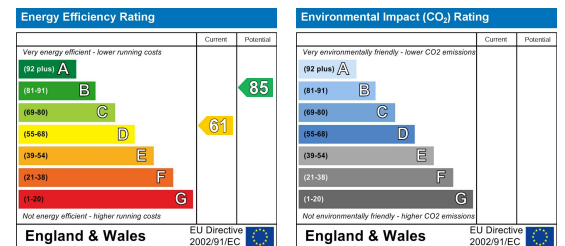
## Floor Plan



## 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.