



## Mulmount Close

Oldham, OL8 4NA

Offers Over £250,000



- EXTENDED SEMI-DETACHED
- 2 STOREY REAR EXTENSION
- GAS CENTRAL HEATING
- DRIVEWAY TO FRONT
- CUL-DE-SAC LOCATION

- WELL PRESENTED & MAINTAINED
- 3 DOUBLE BEDROOMS
- UPVC DOUBLE GLAZING
- REAR GARDEN
- EPS RATING C

# Mulmount Close

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Welcome to Mulmount Close, Oldham - a spacious family home which is well maintained and presented. This lovely house boasts a spacious dual aspect reception room, perfect for entertaining guests or relaxing with your family. With three double bedrooms, there's plenty of space for everyone to enjoy.

The two-storey rear extension provides additional living space, making it ideal for a growing family or those who love to host gatherings.

You'll appreciate the modern amenities such as gas central heating and UPVC double glazing, which help keep the house warm and energy-efficient. The driveway to the front of the property offers convenient parking, making coming home a breeze.

Located in a peaceful cul-de-sac, this house provides a tranquil retreat from the hustle and bustle of everyday life. Don't miss the opportunity to make this wonderful property your new home.

EPC Rating C

### Entrance Hallway

Upvc entrance door, stairs leading to first floor landing.

### Office

9'2" x 6'2" (2.8m x 1.9m)

Upvc double glazed window, radiator.

### Lounge

22'3" x 11'1" (6.8m x 3.4m)

2 x Upvc double glazed window, radiator.

### Kitchen

18'0" x 9'2" (5.5m x 2.8m)

Fitted wall and base units with work surfaces and tiled splashback. Double electric oven, electric hob and extractor hood. Upvc double glazed window, radiator.

### Landing

Upvc double glazed window.

### Bedroom 1

18'0" x 9'2" (5.5m x 2.8m)

Upvc double glazed window, radiator.

### Bedroom 2

11'9" x 11'1" (3.6m x 3.4m)

Upvc double glazed window, radiator.

### Bedroom 3

11'1" x 10'5" (3.4m x 3.2m)

Upvc double glazed window, radiator.

### Bathroom

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

### Externally

Driveway to the front for off road parking and enclosed garden to the rear.

### Material Information - Oldham

Tenure Type; Leasehold

Leasehold Years remaining on lease; 801

Leasehold Ground Rent Amount; £10.00

Council Tax Banding; B

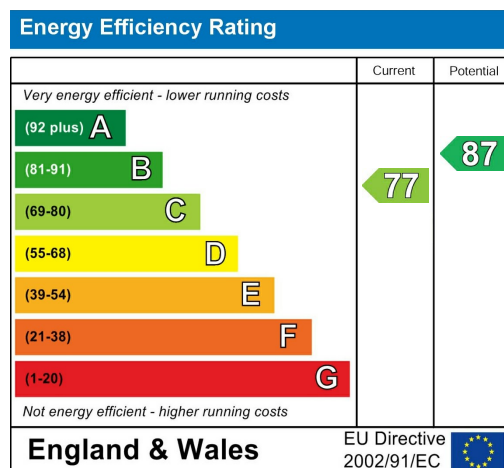
## Floorplan







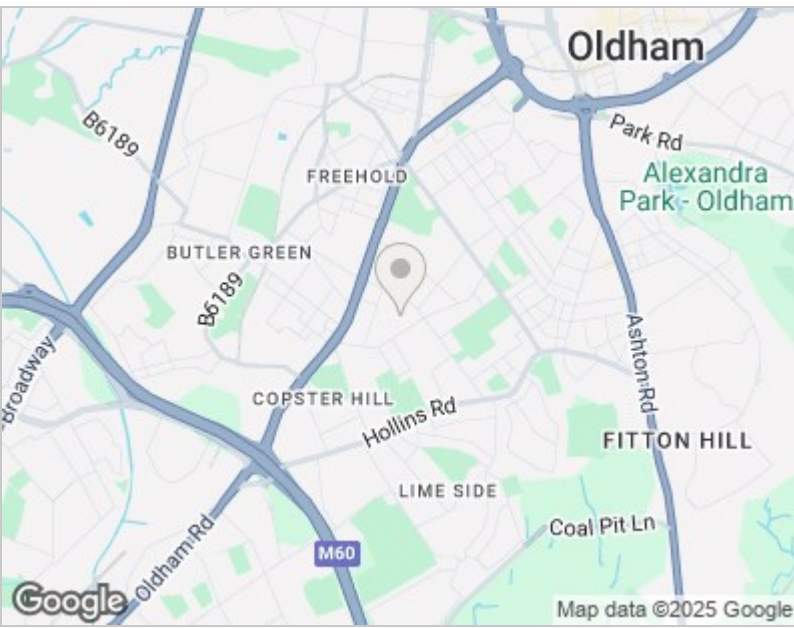
## Energy Efficiency Graph



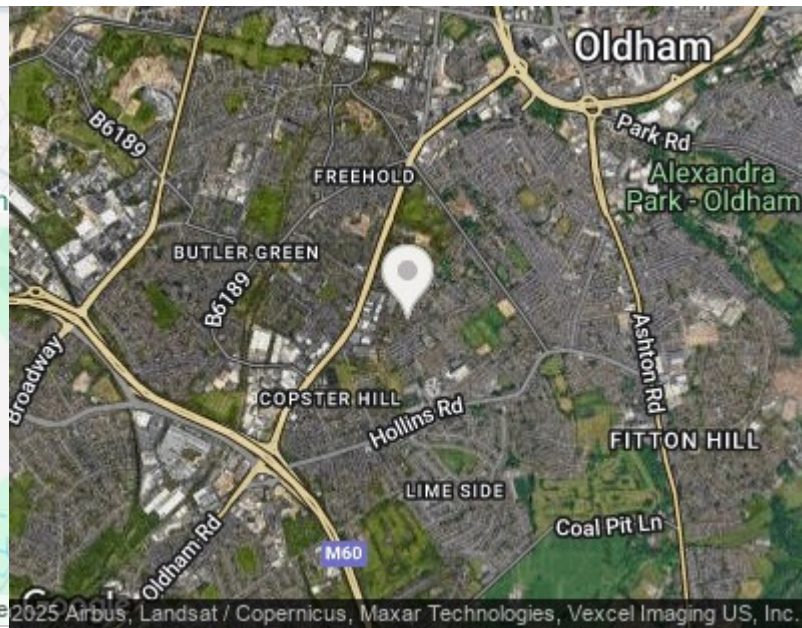
## Viewing

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.

Road Map



Hybrid Map





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.

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