

# HUNTERS<sup>®</sup>

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## Thornlea Avenue

Hollinwood, Oldham, OL8 3PX

Price £260,000



Council Tax: C



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Welcome to Thornlea Avenue, Oldham - a charming location for this delightful detached true bungalow. Situated in a peaceful cul-de-sac, this property boasts a perfect blend of comfort and convenience.

As you step inside, you are greeted by a cosy reception room, ideal for relaxing or entertaining guests. With three bedrooms, there is ample space for family or visiting friends. The property also features a well-maintained bathroom with Jacuzzi bath, ensuring your comfort is always a top priority.

This bungalow offers the convenience of gas central heating and UPVC double glazing, providing a warm and energy-efficient living space. The front and rear gardens are perfect for enjoying the outdoors, and the block paved driveway offers parking for two vehicles, making coming home a breeze.

Don't miss the opportunity to make this charming bungalow your new home. Embrace the tranquility of Thornlea Avenue and the comfort of detached living. EPC Rating D

## Entrance Hallway

Storage cupboard, Upvc entrance door, radiator.

## Lounge

16'0" x 12'1" (4.9m x 3.7m)

Wall hung feature fire, Upvc double glazed window, radiator.

## Kitchen Diner

15'8" x 7'10" (4.8m x 2.4m)

Fitted wall and base units with work surfaces and tiled splashback. electric double oven, hob and extractor hood. Upvc French doors leading to rear garden, radiator..

## Bedroom 1

14'9" x 10'5" x max (4.5m x 3.2m x max)

Fitted wardrobes, Upvc double glazed window, radiator.

## Bedroom 2

9'6" x 7'6" (2.9m x 2.3m)

Fitted wardrobes, Upvc double glazed window, radiator.

## Bedroom 3

9'6" x 6'6" (2.9m x 2.0m)

Fitted wardrobes, dressing table and drawers. Upvc double glazed window, radiator.

## Bathroom

6'6" x 5'2" (2.0m x 1.6m)

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

## Office/Workshop

Originally built as the garage to the property but has been turned into an office/work space but would be suitable for a variety of uses.

## Exteranlly

Garden area to the front with block paved driveway to the side leading to rear garden which as lawn, shrubs and flowerbeds.

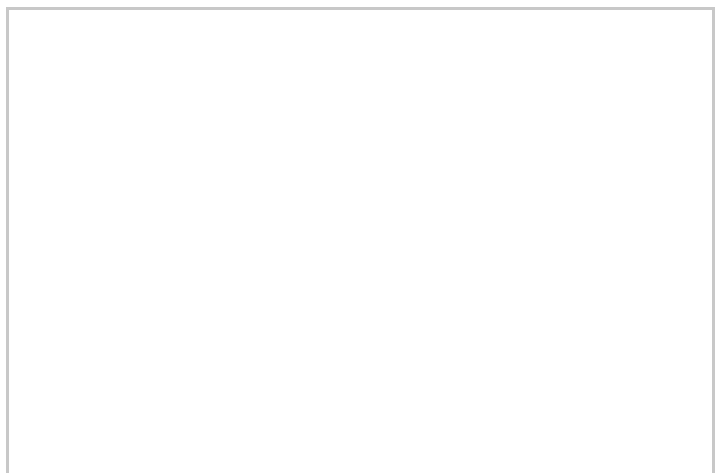
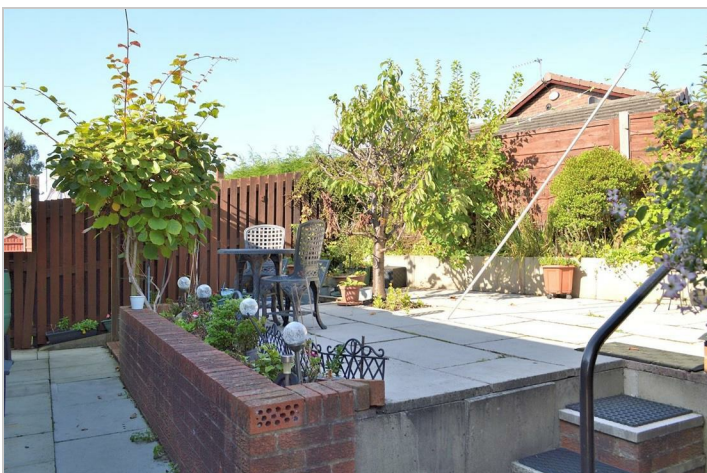
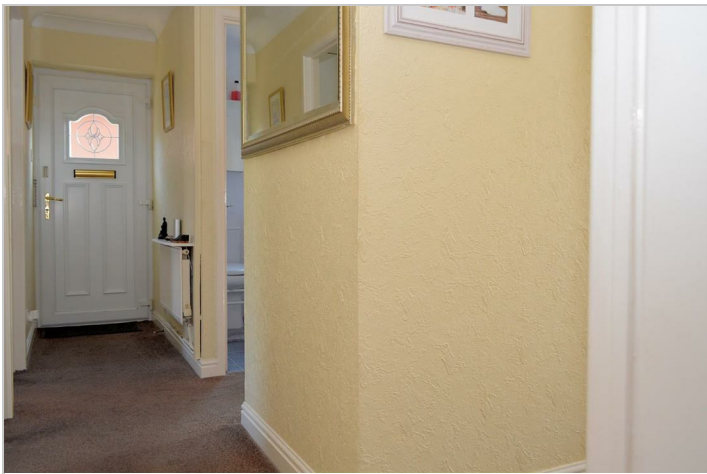
## Material Information - Oldham

Tenure Type; Freehold

Council Tax Banding; C

Tel: 0161 669 4833





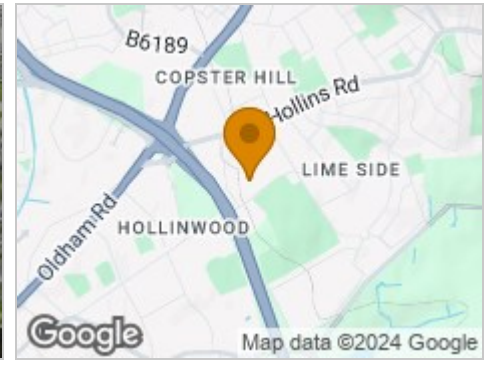
## Road Map



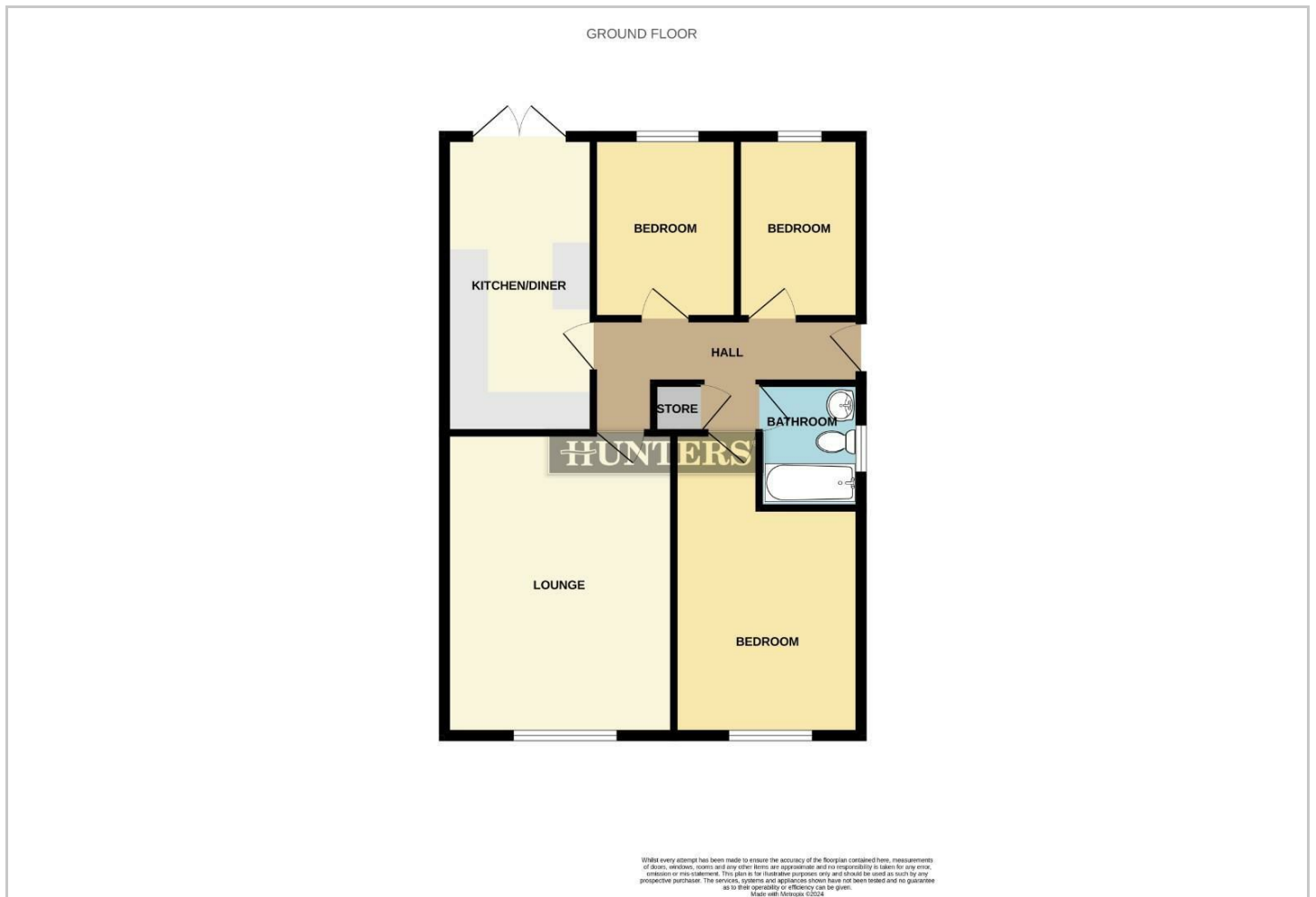
## Hybrid Map



## Terrain Map



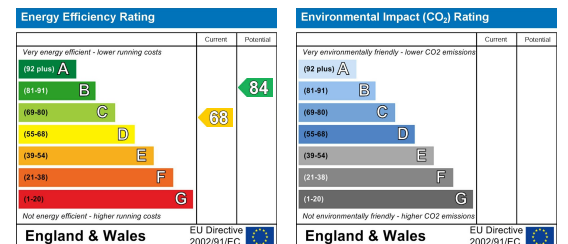
## Floor Plan



## 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.