



## Selkirk Avenue

Coppice, Oldham, OL8 4DQ

Price £290,000



- DETACHED FAMILY HOME
- CONSERVATORY
- GAS CENTRAL HEATING
- LONG DRIVEWAY TO FRONT
- NO CHAIN

- 3 BEDROOMS
- UPVC DOUBLE GLAZING
- WELL MAINTAINED
- LARGE ENCLOSED REAR GARDEN
- EPC RATING C

# Selkirk Avenue

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Welcome to Selkirk Avenue, Coppice, Oldham - a charming detached house with great potential! This property boasts a spacious reception room, three cosy bedrooms, and a well-maintained bathroom.

Situated in a popular location, this house offers parking for up to four vehicles, making it perfect for families or those who enjoy having guests over. The long driveway adds to the convenience, ensuring you never have to worry about finding a parking spot.

One of the highlights of this property is the large rear garden, providing ample space for outdoor activities, gardening, or simply relaxing in the fresh air. The well-maintained garden is a blank canvas for those with green fingers or a vision for creating their own outdoor oasis.

For those looking to expand, the property offers the exciting potential to extend, allowing you to customise and enhance the living space to suit your needs and preferences, subject to relevant planning permission and building regulations.

Don't miss out on this fantastic opportunity to own a delightful home in a sought-after area. Contact us today to arrange a viewing and envision the possibilities that this property holds for you! EPC Rating C



### Entrance Hallway

Upvc entrance door, radiator.

### Lounge

18'8" x 15'5" (max) (5.7m x 4.7m (max))

Fire with feature surround, 2 x Upvc double glazed windows, radiator.

### Kitchen

10'9" x 8'10" (3.3m x 2.7m)

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

### Utility Room

Plumbing for washing machine, space for tumble dryer. Upvc double glazed window and door leading to conservatory.

### Guest WC

Low level wc and wash hand basin. Radiator.

### Conservatory

14'5" x 9'6" (4.4m x 2.9m)

Upvc double glazed, tiled floor, French doors leading to rear garden.

### Study / Play Room

11'9" x 8'10" (3.6m x 2.7m)

Upvc double glazed window.

### Storage

11'9" x 7'2" (3.6m x 2.2m)

Up and over door to the front. Internal door to Study/Playroom

### Bedroom 1

15'5" x 10'2" (4.7m x 3.1m)

Upvc double glazed window, radiator.

### Bedroom 2

10'9" x 8'10" (3.3m x 2.7m)

Upvc double glazed window, radiator.

### Bedroom 3

8'10" x 7'6" (2.7m x 2.3m)

Upvc double glazed window, radiator.

### Shower Room

Corner shower enclosure, wash hand basin and low level wc. Upvc double glazed window, radiator.

### Externally

Long driveway and garden area to the front with large enclosed garden to the rear with patio area, lawn, trees and shrubs.

### Material Information - Oldham

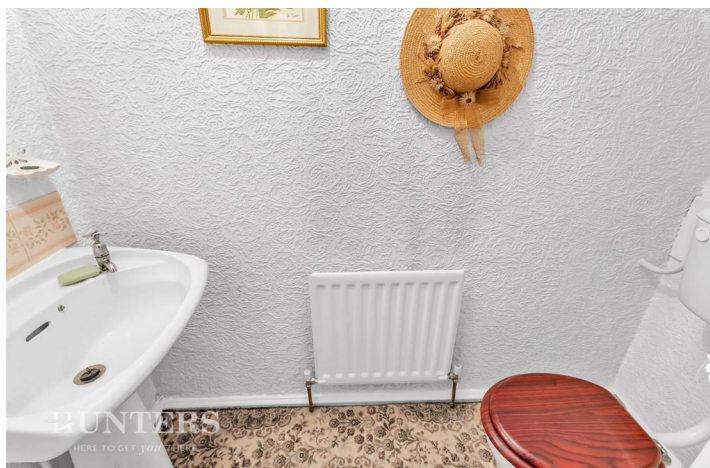
Tenure Type; Leasehold

Leasehold Years remaining on lease; 945

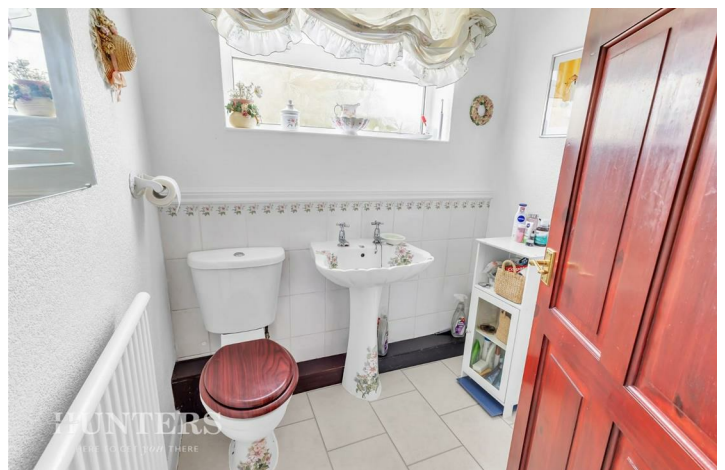
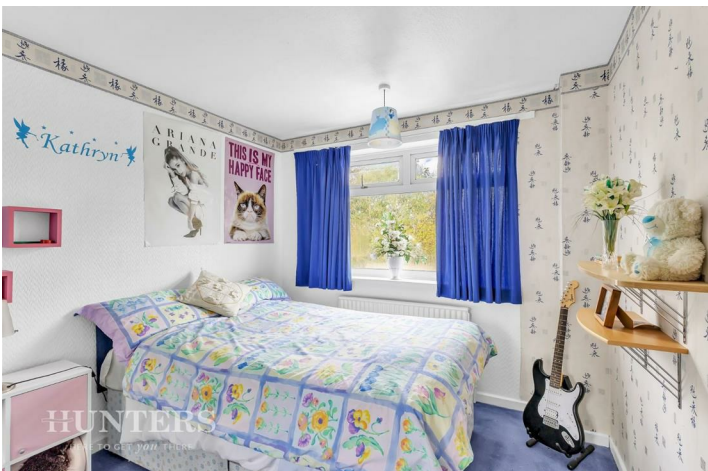
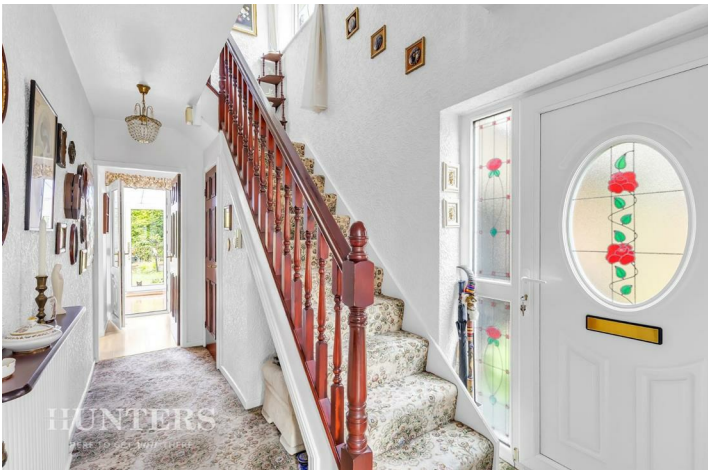
Leasehold Ground Rent Amount, £16.00

Council Tax Banding; D

## Floorplan



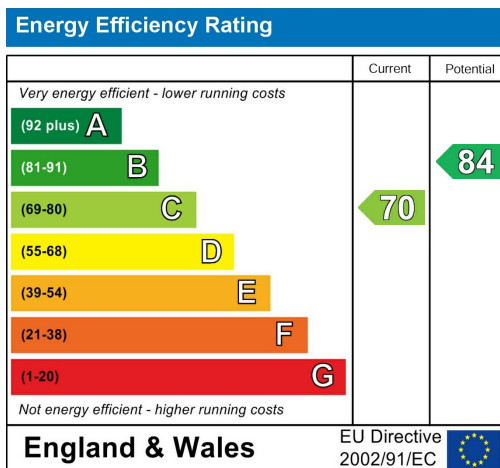








## Energy Efficiency Graph



## Viewing

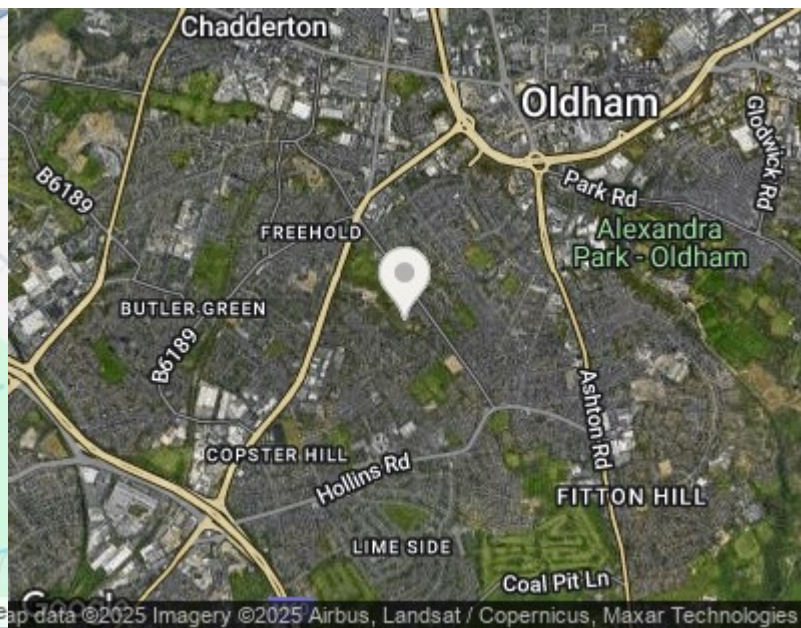
Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.



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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