

# HUNTERS®

HERE TO GET *you* THERE



## Bath Street

Oldham, OL9 7QX

Offers Over £260,000



- LARGE MID TERRACE
- 5 BEDROOMS
- GAS CENTRAL HEATING
- OFF ROAD PARKING TO REAR
- EPC RATING C

- WELL PRESENTED AND MAINTAINED
- 2 RECEPTION ROOMS
- UPVC DOUBLE GLAZING
- REAR GARDEN

Tel: 0161 669 4833

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Welcome to Bath Street, Oldham - a charming mid-terrace house with a lot to offer! This delightful property boasts not one, but two reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. With five bedrooms, there's plenty of room for the whole family to spread out and make themselves at home.

The house features a well-appointed bathroom, ensuring convenience for all residents. Additionally, the gas central heating and UPVC double glazing throughout the property promise warmth and energy efficiency, perfect for those chilly British winters.

One of the standout features of this property is the large terrace spread over three floors, offering outdoor space to enjoy a cup of tea in the morning or unwind after a long day. The dormer loft conversion adds a touch of character and provides even more living space, making it a versatile area that can be tailored to suit your needs.

Parking is always a premium in the area, but fear not - this house comes with off-road parking to the rear, ensuring you never have to worry about finding a spot for your car after a long day at work.

Overall, this property on Bath Street is a fantastic opportunity for anyone looking for a spacious and well-equipped home in a convenient location. Don't miss out on the chance to make this house your own and create lasting memories in this wonderful space. EPC Rating C

### Entrance Hallway

Upvc entrance door, radiator. stairs leading to first floor landing.

### Lounge

11'9" x 10'2" (3.6m x 3.1m)

Upvc double glazed window, radiator.

### Dining Room

14'1" x 10'5" (4.3m x 3.2m)

Upvc double glazed window, radiator.

### Kitchen

15'5" x 6'6" (4.7m x 2.0)

Fitted wall and base units with work surfaces and splashback. Electric oven, gas hob, extractor hood and integrated microwave. Upvc double glazed window, radiator. Upvc door to rear.

### Bedroom 1

14'1" x 7'10" (4.3m x 2.4m)

Upvc double glazed window, radiator.

### Bedroom 2

12'1" x 8'2" (3.7m x 2.5m)

Upvc double glazed window, radiator.

### Bedroom 3

15'5" x 6'6" (4.7m x 2.0m)

Upvc double glazed window, radiator.

### Bathroom

8'6" x 4'11" (2.6m x 1.5m)

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

### Bedroom 4

13'5" x 7'6" (4.1m x 2.3m)

Upvc double glazed window, radiator.

### Bedroom 5

12'5" x 11'5" (max) (3.8m x 3.5m (max))

Velux roof window, radiator.

### WC

Low level wc and wash hand basin. Upvc double glazed window, radiator.

### Externally

Small forecourt to the front with large enclosed garden to the rear with roller shutter for off road parking.

### Material Information - Oldham

Tenure Type; Leasehold

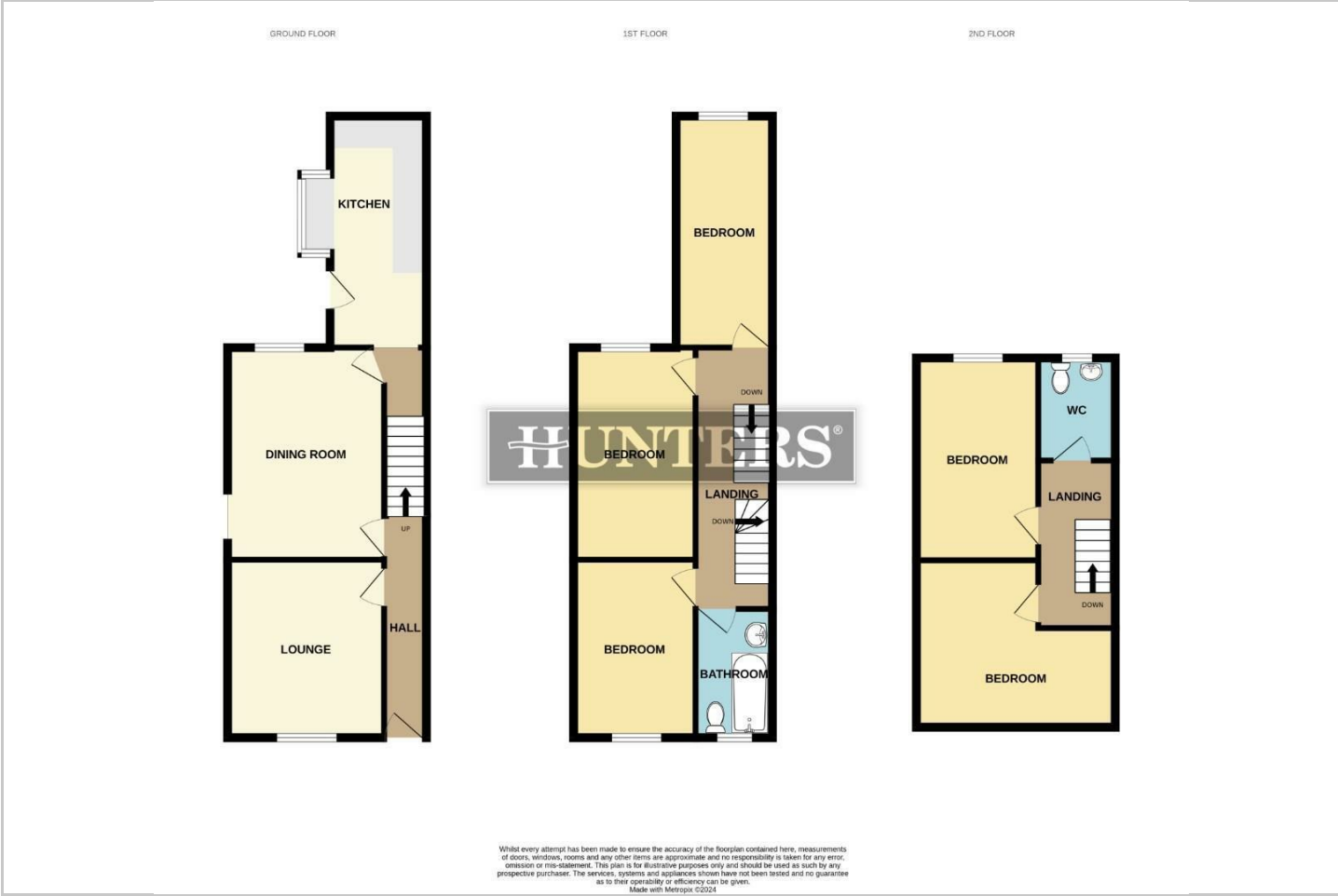
Leasehold Years remaining on lease; 883

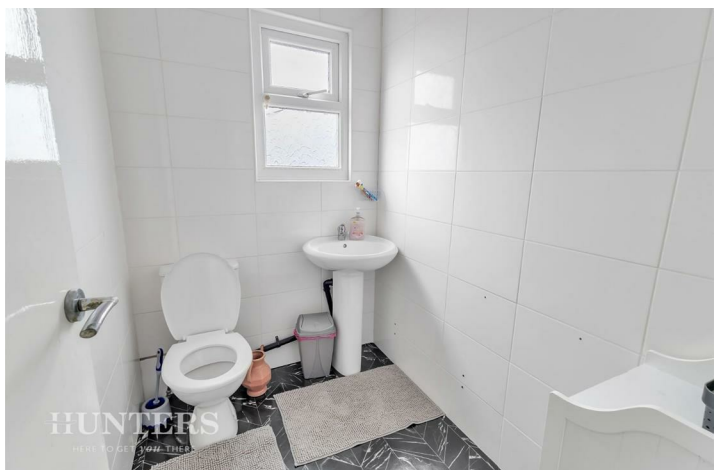
Leasehold Ground Rent Amount, Uplift £10.00

Council Tax Banding; A



Floorplan

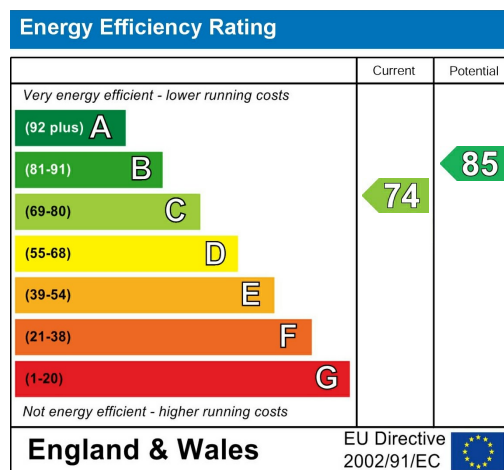








## Energy Efficiency Graph

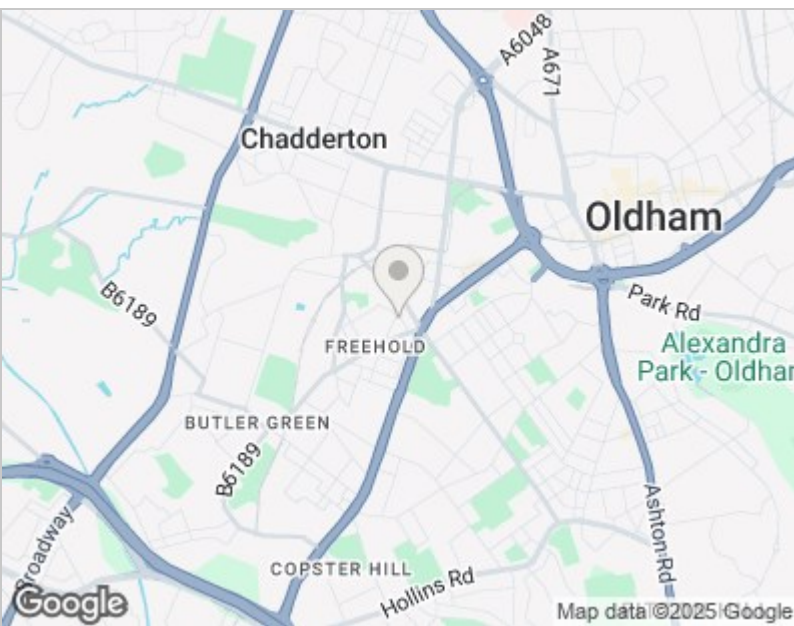


## Viewing

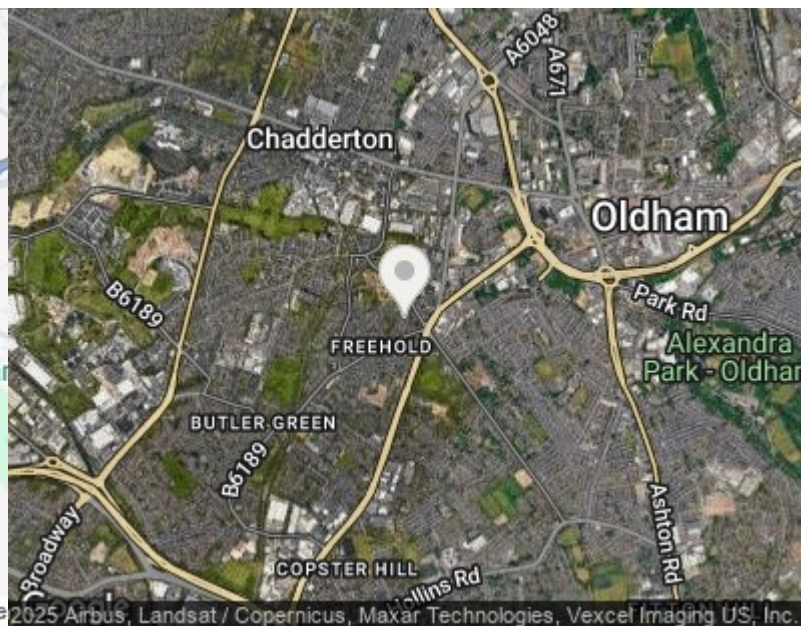
Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.



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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