

HUNTERS®

HERE TO GET *you* THERE



Birch Avenue

Oldham, OL8 3UD

Price £220,000



- SPACIOUS MID TOWN HOUSE
- 4 BEDROOMS
- UPVC DOUBLE GLAZING
- DRIVEWAY

- CONVENIENT LOCATION
- GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN
- EPC RATING C

Tel: 0161 669 4833

Birch Avenue

Oldham, OL8 3UD

Price £220,000



Welcome to Birch Avenue, Hollins, Oldham - a well maintained townhouse that is sure to capture your heart! This beautifully presented property boasts a dual aspect reception room, fitted kitchen diner, conservatory, 4 bedrooms, and family bathroom, making it the perfect family home.

As you step inside, you'll be greeted by a stylish media wall with an inset fire, creating a cosy and inviting atmosphere for relaxing evenings with your loved ones. The new bathroom adds a touch of luxury, providing a tranquil space to unwind after a long day.

One of the highlights of this property is the large rear garden, offering ample space for outdoor activities and al fresco dining during the warmer months. Additionally, the off-road parking ensures convenience for you and your guests.

Located in a convenient location, this townhouse is not just a house, but a place where cherished memories are waiting to be made. Don't miss out on the opportunity to make this house your home - schedule a viewing today and let Birch Avenue welcome you with open arms! EPC Rating C

Entrance Hall

Stairs leading to first floor landing.

Lounge

17'0" x 10'9" (5.2m x 3.3m)

Media wall with feature inset fire, radiator, double glazed window to the front and patio doors to the rear leading to conservatory.

Kitchen Diner

17'0" x 10'5" (5.2m x 3.2m)

Fitted wall and base units with work surfaces and tiled splashback. Electric oven, gas hob and extractor hood. Double glazed window to the front, Upvc double glazed window to the rear.

Bedroom 1

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

Fitted wardrobes, Upvc double glazed window, radiator.

Bedroom 2

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

2 x Upvc double glazed window, radiator.

Bedroom 3

8'2" x 7'6" (2.5m x 2.3m)

Double glazed window, radiator.

Bedroom 4

9'6" x 6'2" (2.9m x 1.9m)

Double glazed window, radiator.

Bathroom

7'2" x 4'7" (2.2m x 1.4m)

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

Externally

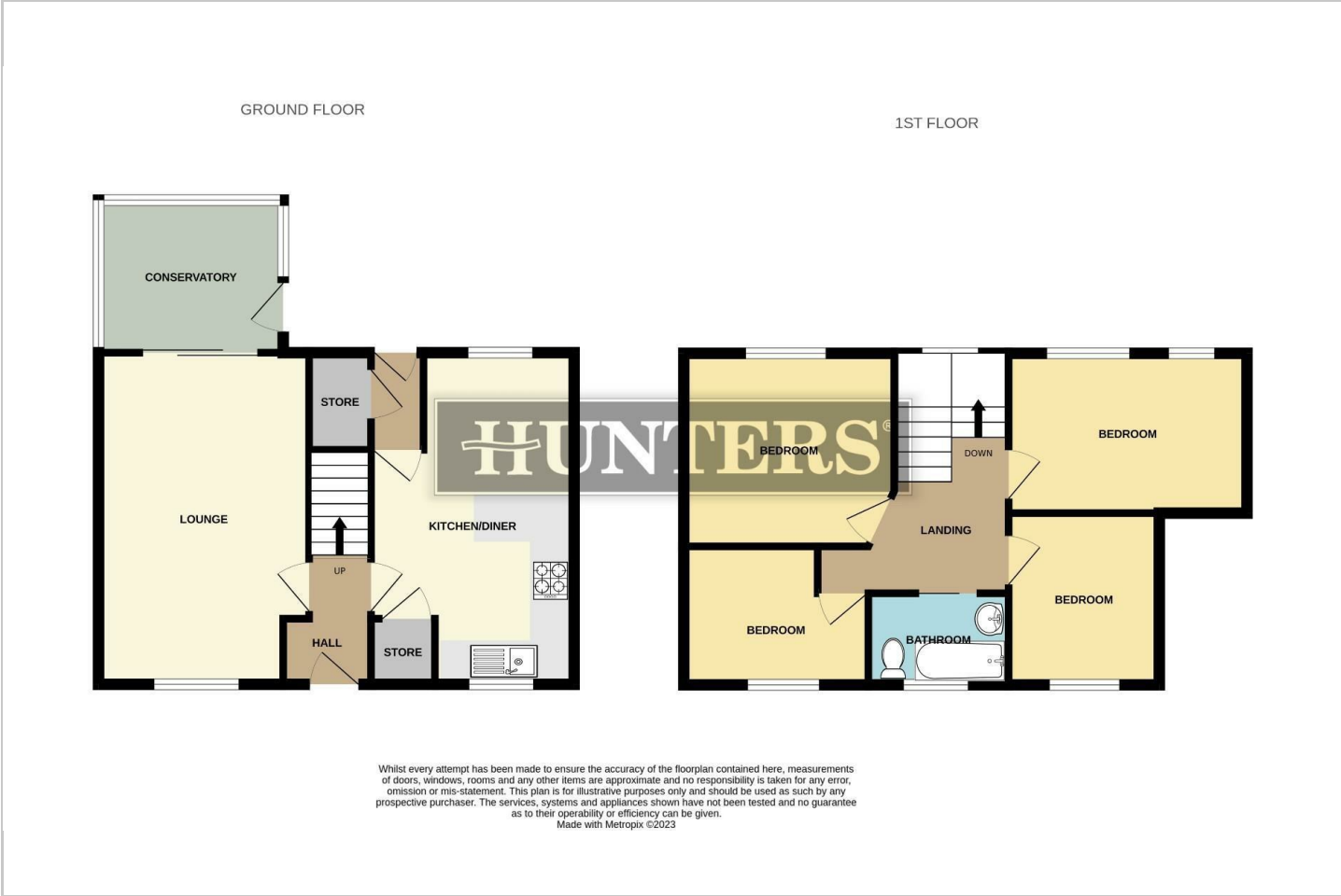
Driveway and garden to the front with spacious enclosed garden to the rear with decking, lawn and timber shed.

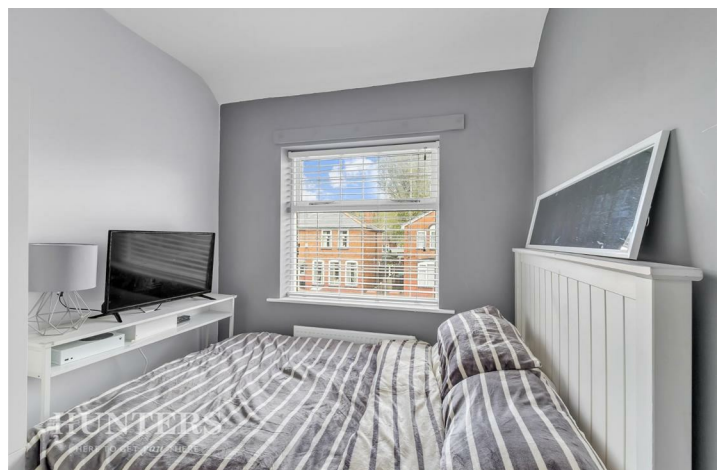
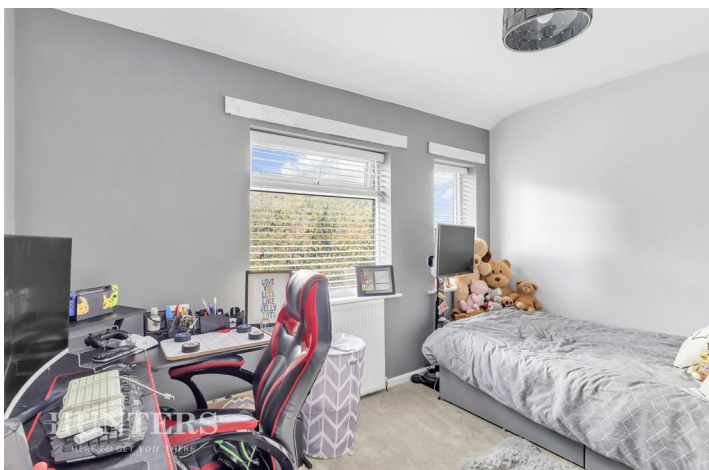
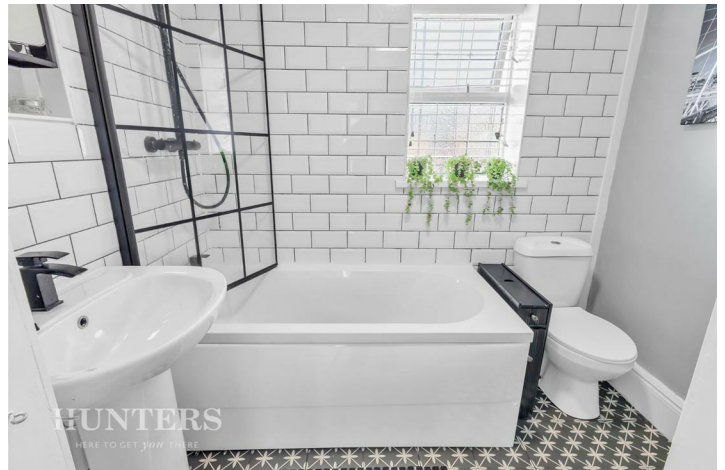
Material Information - Oldham

Tenure Type; Freehold

Council Tax Banding; A

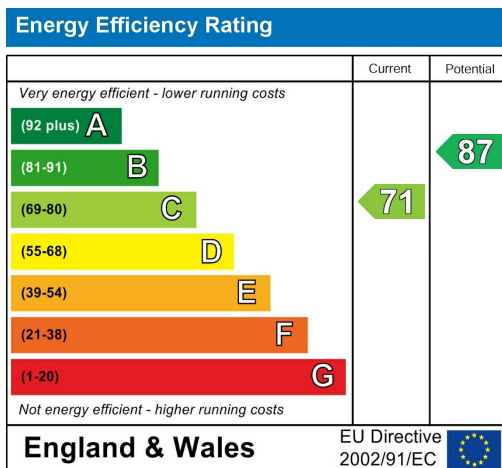
Floorplan







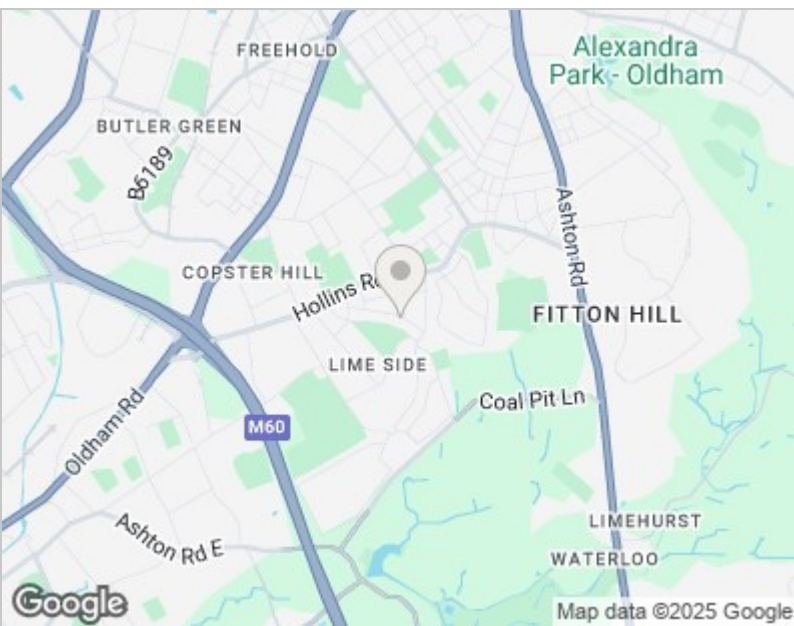
Energy Efficiency Graph



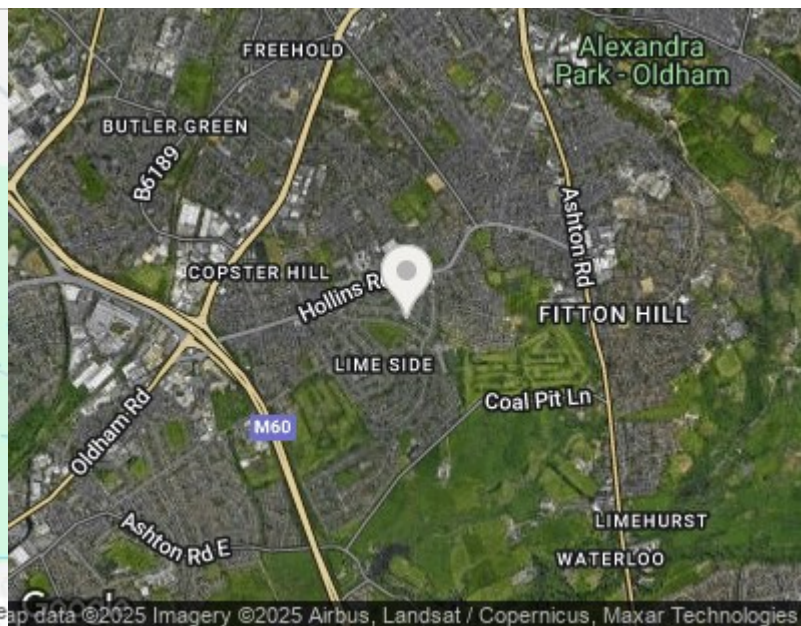
Viewing

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.

832 Hollins Road, Oldham, OL8 4SR
Tel: 0161 669 4833 Email: oldham@hunters.com
<https://www.hunters.com>

