

# HUNTERS®

HERE TO GET *you* THERE



## Lacey Avenue

Oldham, OL8 1QF

Offers Over £275,000



- MODERN DETACHED
- EN-SUITE SHOWER ROOM
- GAS CENTRAL HEATING
- LONG DRIVEWAY
- EPC RATING C

- 3 BEDROOMS
- LARGE KITCHEN DINER
- UPVC DOUBLE GLAZING
- ENCLOSED GARDEN

Tel: 0161 669 4833

# Laceyby Avenue

Oldham, OL8 1QF

Offers Over £275,000



Welcome to Laceyby Avenue, Oldham - a charming location for this modern detached house! This property boasts a spacious layout with one reception room, three bedrooms, and two bathrooms, providing ample space for comfortable living.

The en suite in the master bedroom adds a touch of luxury, offering convenience and privacy. The property is well presented and maintained, ensuring a move-in ready experience for the new owners.

With parking available for two vehicles on the private driveway, you'll never have to worry about finding a spot on the street. Plus, the added benefit of no chain means a smoother and quicker process for those looking to make this house their home.

Don't miss out on the opportunity to own this lovely detached house in Oldham. Book a viewing today and envision the potential this property holds for you and your family! EPC Rating C

### Entrance Hallway

Radiator, storage cupboard, stairs leading to first floor landing.

### Lounge

16'8" x 9'6" (5.1m x 2.9m)

Upvc double glazed bay window, radiator.

### Kitchen Diner

17'0" x 16'8" (5.2m x 5.1)

Fitted wall and base units with work surfaces and tiled splashback, integrated appliances, electric oven, gas hob and extractor hood. 3 x velux roof windows, Upvc double glazed windows, French doors leading to rear garden.

### Guest WC

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

### Bedroom 1

12'1" x 9'6" (3.7m x 2.9m)

2 x Upvc double glazed window, radiator.

### En Suite

9'6" x 4'3" (2.9m x 1.3m)

Shower enclosure, low level wc, wash hand, radiator, Upvc double glazed window.

### Bedroom 2

10'2" x 8'6" (3.1m x 2.6m)

Upvc double glazed window, radiator.

### Bedroom 3

8'2" x 5'10" (2.5m x 1.8m)

Upvc double glazed window, radiator.

### Bathroom

8'2" x 5'10" (2.5m x 1.8m)

4 piece suite comprising shower enclosure, bath, low level wc and wash hand basin. Upvc double glazed window, radiator.

### Externally

Long driveway to the rear, with enclosed garden to the side.

### Material Information - Oldham

Tenure Type; leasehold

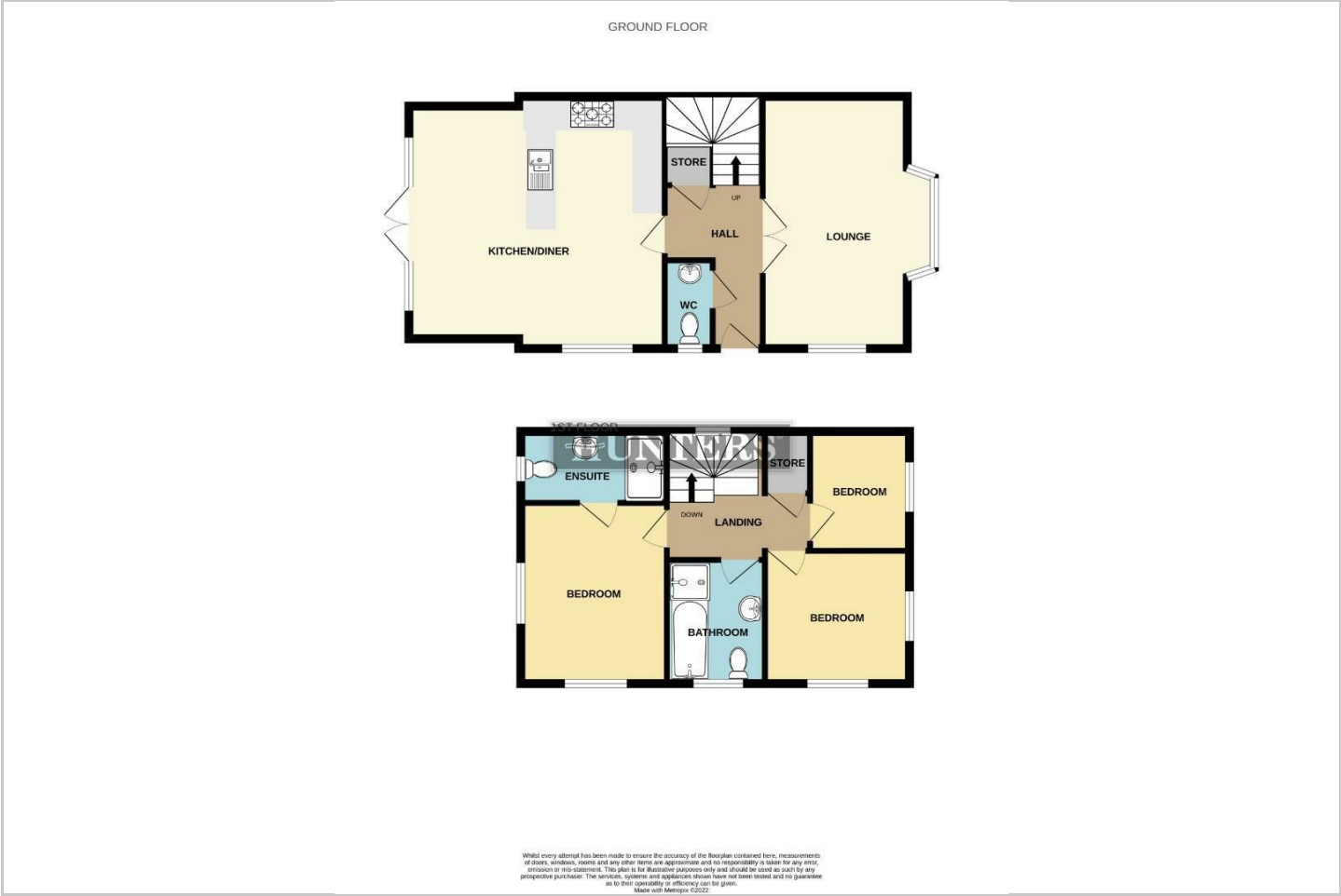
Leasehold Years remaining on lease; 239

Leasehold Amount £

Council Tax Banding;D

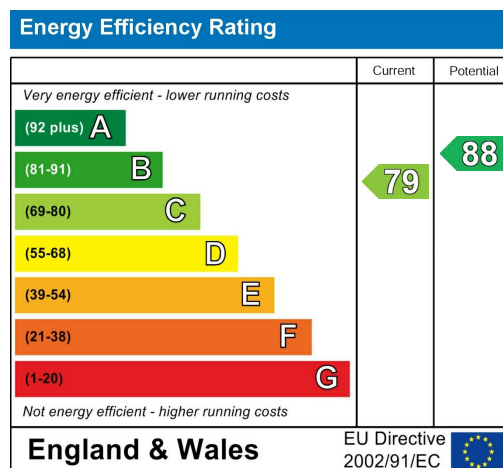


Floorplan





## 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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