

HUNTERS®

HERE TO GET *you* THERE



Pine Tree Road

Oldham, OL8 3LQ

Offers Over £200,000



- WELL PRESENTED & MAINTAINED
- 3 BEDROOMS
- UPVC DOUBLE GLAZING
- CLOSE TO DAISY NOOK COUNTRY PARK
- EPC RATING C

- SOUTH FACING REAR GARDEN
- GAS CENTRAL HEATING
- OFF ROAD PARKING
- EASY ACCESS TO MOTORWAY AND LOCAL AMENITIES
- NO CHAIN

Tel: 0161 669 4833

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Welcome to this charming semi-detached house on Pine Tree Road, Oldham! This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms, there's plenty of space for the whole family to unwind.

The house features a well-maintained shower room, ensuring your comfort and convenience. You'll be pleased to know that this property benefits from gas central heating and UPVC double glazing, keeping you warm and cosy during the colder months.

One of the highlights of this lovely home is its south-facing rear garden, ideal for enjoying the sunshine and hosting summer barbecues. Additionally, the driveway to the front provides parking space for two vehicles, making your daily commute a breeze.

Don't miss out on the opportunity to own this delightful property in a desirable location. With its attractive features and prime setting, this house on Pine Tree Road is sure to make a wonderful home for you and your family.

Entrance Hallway

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

Lounge

13'9" x 10'5" (4.2m x 3.2m)

Fire with feature surround, Upvc double glazed window, radiator.

Dining Room

10'5" x 9'10" (3.2m x 3.0m)

Radiator, Upvc French doors leading to rear garden.

Kitchen

9'10" x 9'6" (3.0m x 2.9m)

Fitted wall and base units with work surfaces and tiled splashback. Upvc double glazed window, composite door leading to side.

Bedroom 1

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

Upvc double glazed bay window, radiator.

Bedroom 2

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

Upvc double glazed window, radiator.

Bedroom 3

9'2" x 7'6" (2.8m x 2.3m)

Upvc double glazed window, radiator.

Shower Room

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

Externally

Driveway to the front with large South facing enclosed garden to the rear with artificial grass. and 2 x flagged patio area's 1 of which is covered. 2 x brick storage sheds, 1 with power and lighting.

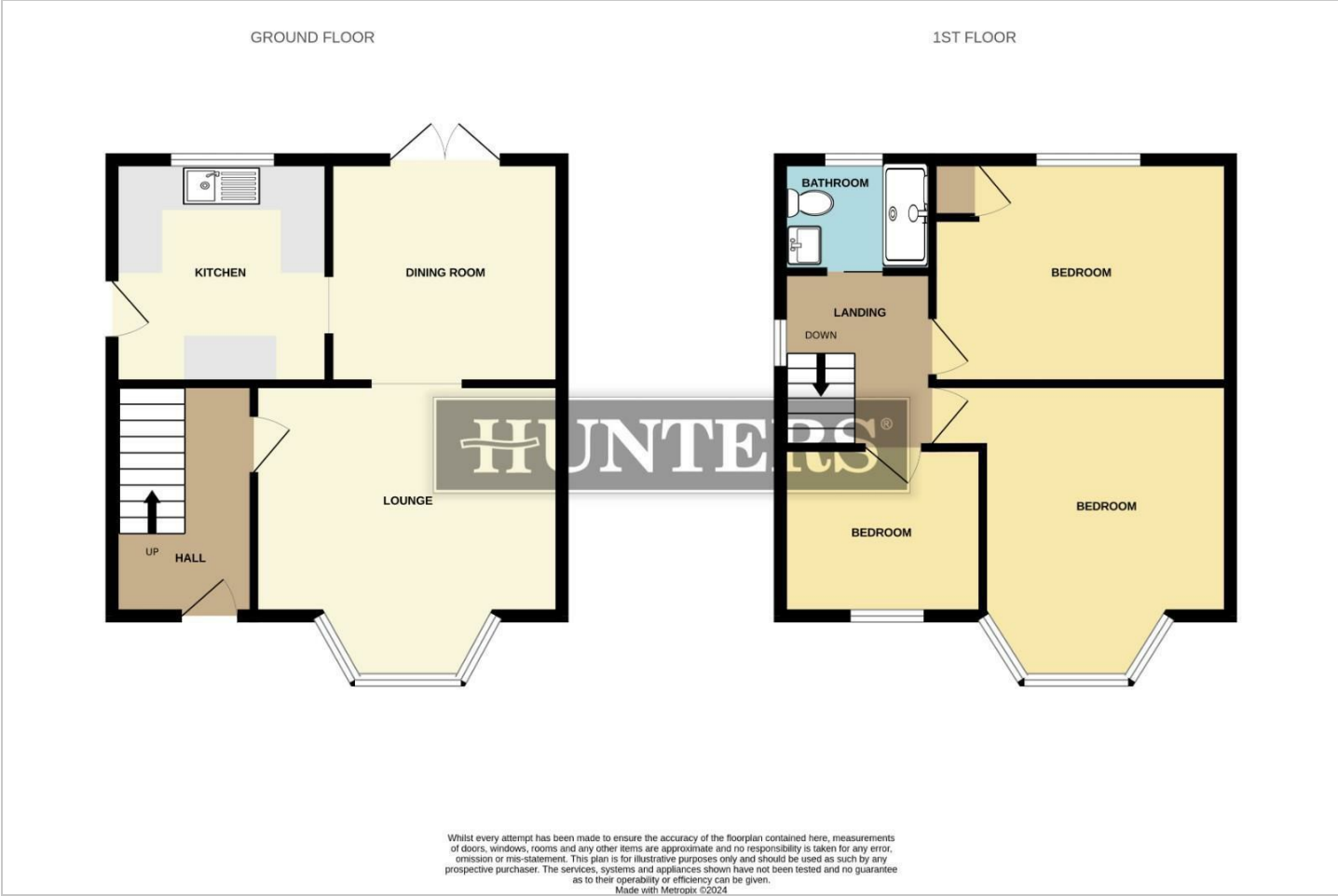
Material Information - Oldham

Tenure Type; Freehold

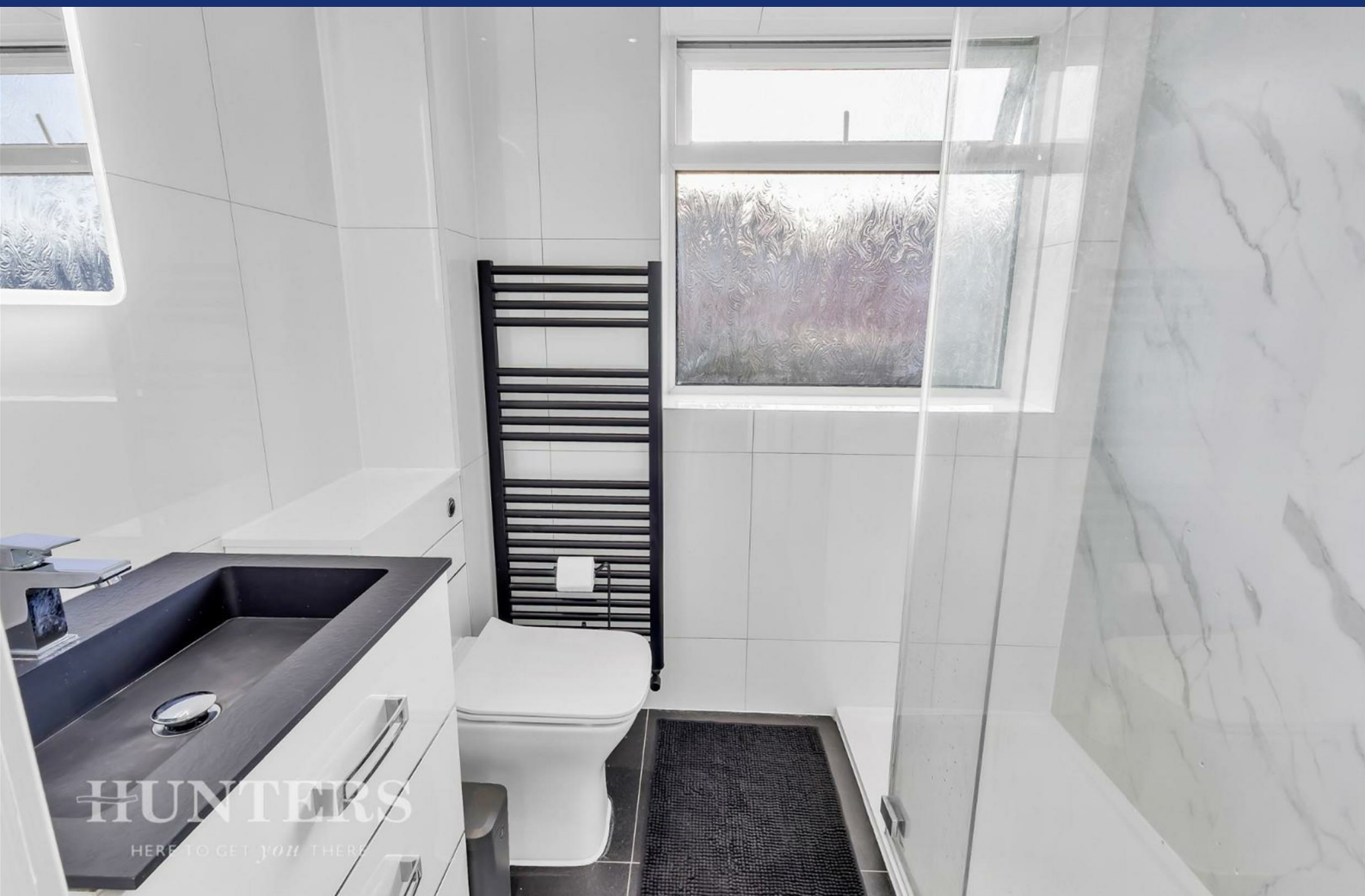
Council Tax Banding; A

Construction: Please note that this property is not of standard construction, we are advised that it is a Wimpy No-Fines construction.

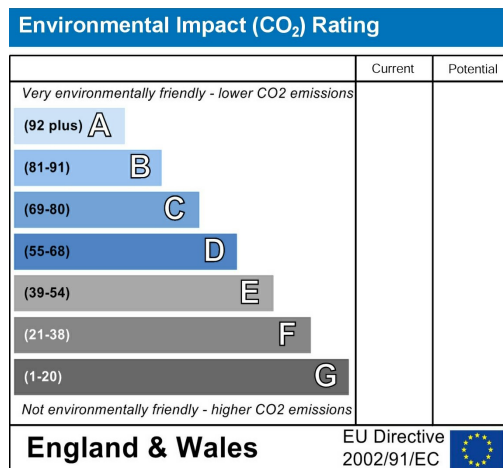
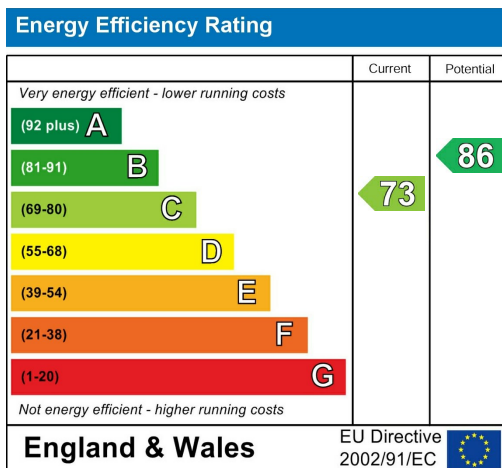
Floorplan







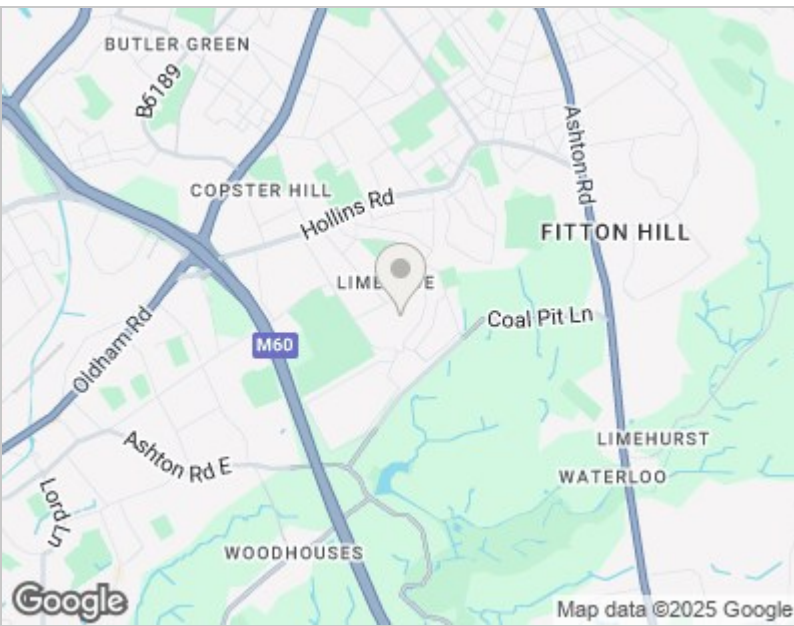
Energy Efficiency Graph



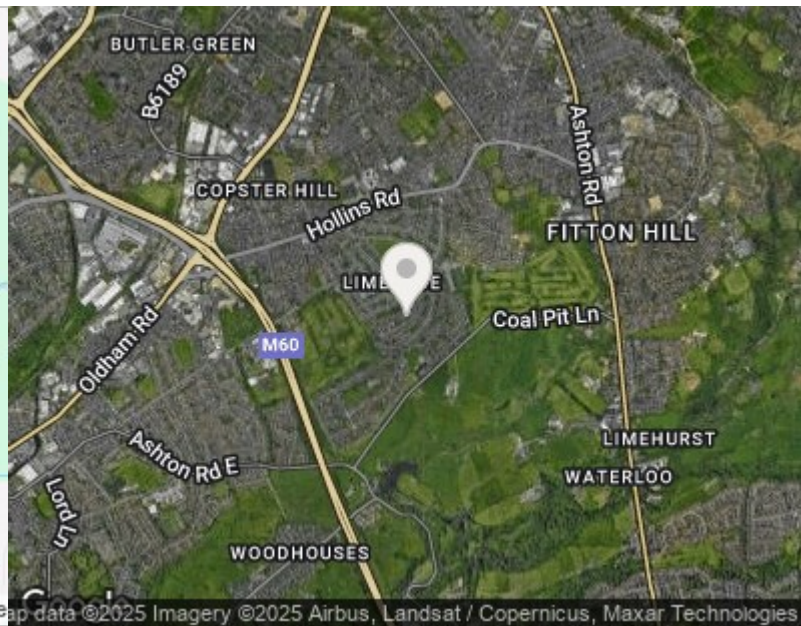
Viewing

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





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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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