

HUNTERS®

HERE TO GET *you* THERE



Butler Green

Chadderton, Oldham, OL9 8NQ

Offers Over £90,000



Council Tax: A



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Offers Over £90,000



Situated in a convenient location offers easy access to local amenities, public transport and the Motorway network. Situated on the 1st floor, with communal entrance with stairs leading to the flat entrance. The internal accommodation comprises entrance hallway, lounge/diner, kitchen, 2 bedrooms, bathroom and separate wc. The property benefits from gas central heating and Upvc double glazing. EPC Rating C

Entrance Hall

Radiator.

Lounge

18'0" x 13'9" (max) (5.5m x 4.2m (max))

Upvc double glazed windows

Kitchen

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

Fitted wall and base units with work surfaces and tiled splashback. Upvc double glazed window.

Bedroom 1

13'9" x 8'10" (4.2m x 2.7m)

Fitted wardrobes, upvc double glazed window, radiator.

Bedroom 2

13'9" x 8'10" (4.2m x 2.7m)

Upvc double glazed window, radiator.

Storage Cupboard

Bathroom

Bath and wash hand basin. Upvc double glazed window, radiator.

WC

Low level wc, Upvc double glazed window, radiator.

Material Information - Oldham

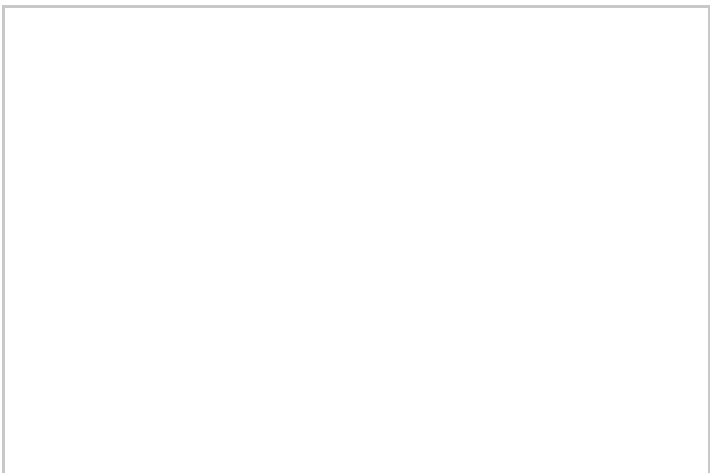
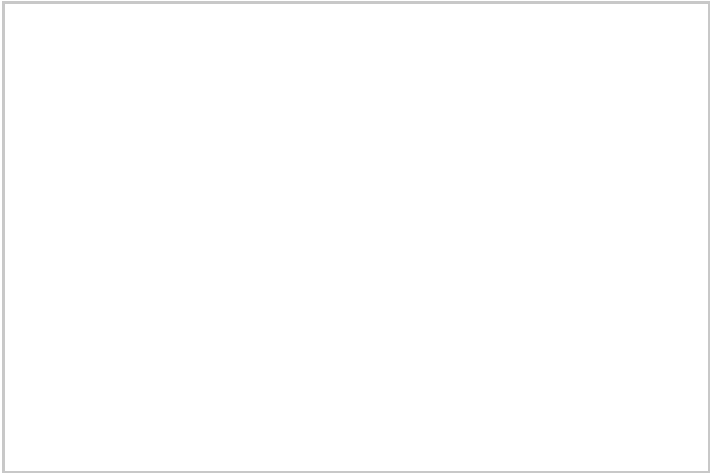
Tenure Type; Leasehold

Leasehold Years remaining on lease; 172

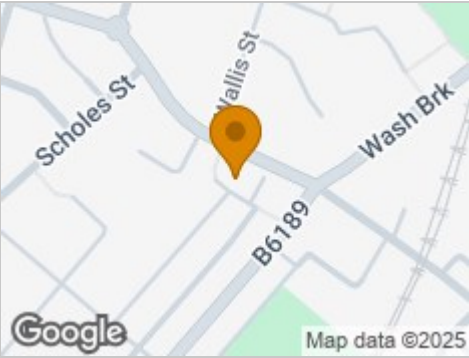
Leasehold Annual Service Charge Amount £0

Leasehold Ground Rent Amount, £0

Council Tax Banding; A



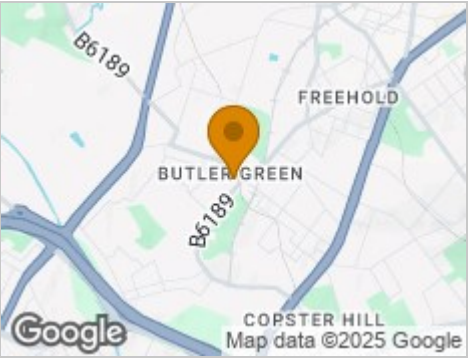
Road Map



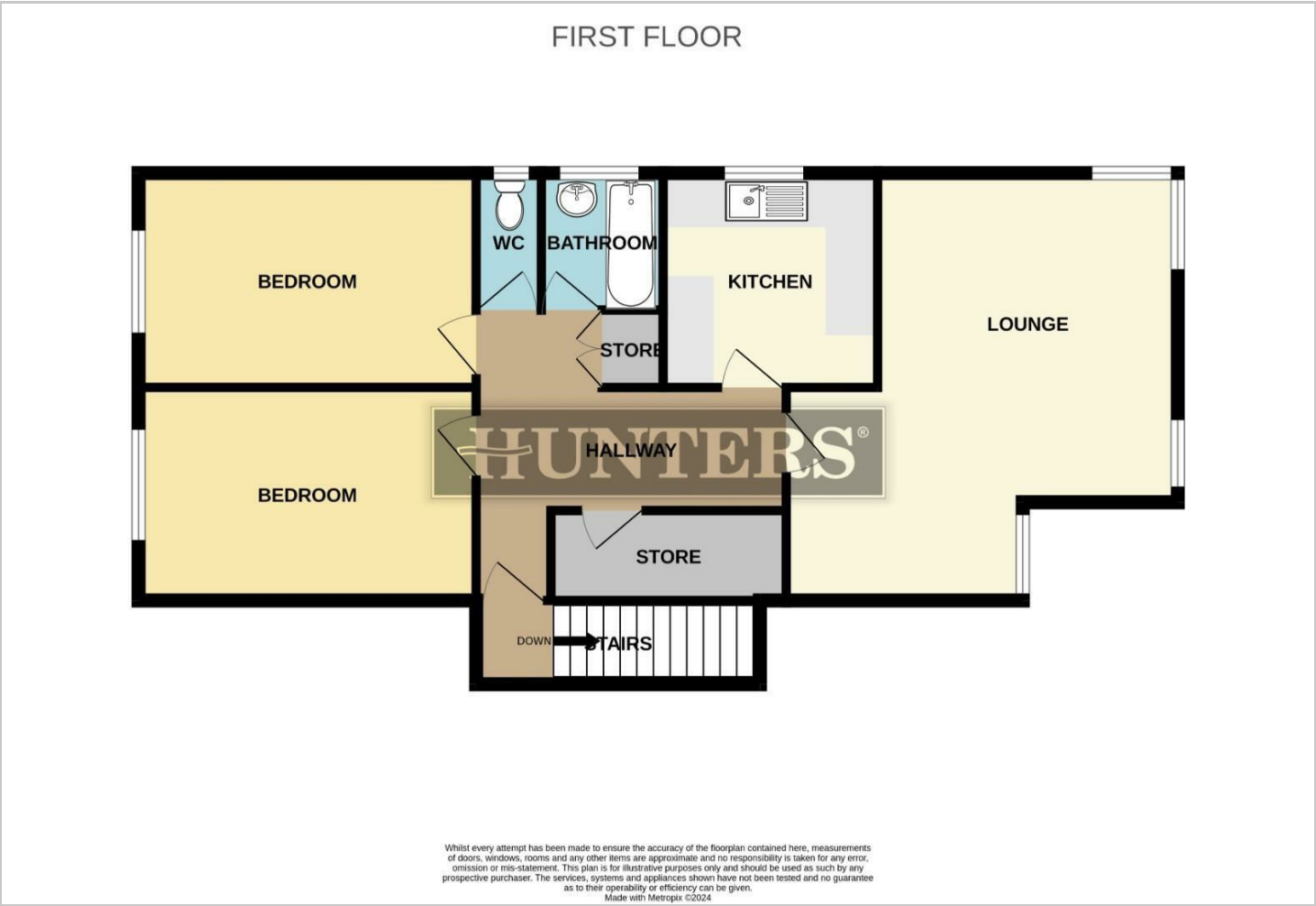
Hybrid Map



Terrain Map



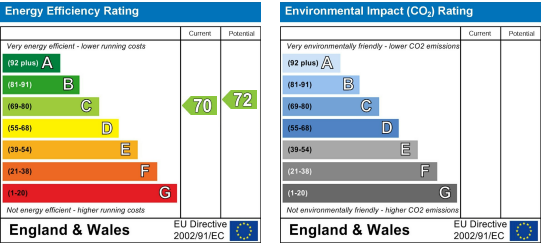
Floor Plan



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.

Energy Efficiency Graph



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.