

HUNTERS®

HERE TO GET *you* THERE



Roundthorn Road

Oldham, OL4 5LJ

Offers Over £130,000



Council Tax: A



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Nestled on the charming Roundthorn Road in Oldham, this delightful Grade II listed cottage offers a unique blend of character and modern comfort. The inviting reception room features exposed beams, adding a touch of rustic charm that enhances the cottage's historical appeal.

The cottage boasts a shower room and benefits from gas central heating, ensuring warmth and comfort throughout the year. The UPVC double glazing not only enhances energy efficiency but also provides a quiet and serene living environment.

One of the standout features of this property is the absence of a chain, allowing for a smooth and swift transaction. This is an ideal opportunity for those looking to move in without the usual delays associated with property purchases.

Whether you are a first-time buyer or looking to downsize, this cottage presents a wonderful opportunity to own a piece of history in a desirable location. With its blend of traditional features and modern conveniences, this home is sure to impress. Do not miss the chance to make this charming cottage your own.

Vestibule Entrance

Lounge

15'1"n x 14'1" (4.6n x 4.3m)

Exposed beams, inset log burner, Upvc double glazed window and radiator.

Kitchen

14'1" x 8'6" (4.3m x 2.6m)

Fitted wall and base units with work surfaces and tiled splashback. Electric oven, gas hob and extractor hood. Upvc double glazed window, radiator. Door leading to rear garden.

Bedroom 1

15'1" x 7'6" (4.6m x 2.3m)

Upvc double glazed window, radiator.

Bedroom 2

12'1" x 5'10" (3.7m x 1.8m)

Upvc double glazed window, radiator.

Bedroom 3

9'2" x 5'2"n (2.8m x 1.6n)

Upvc double glazed window, radiator.

Shower Room

Corner shower cubicle, wash hand basin and low level wc. Upvc double glazed window, radiator.

Exteranally

Enclosed garden to the rear.

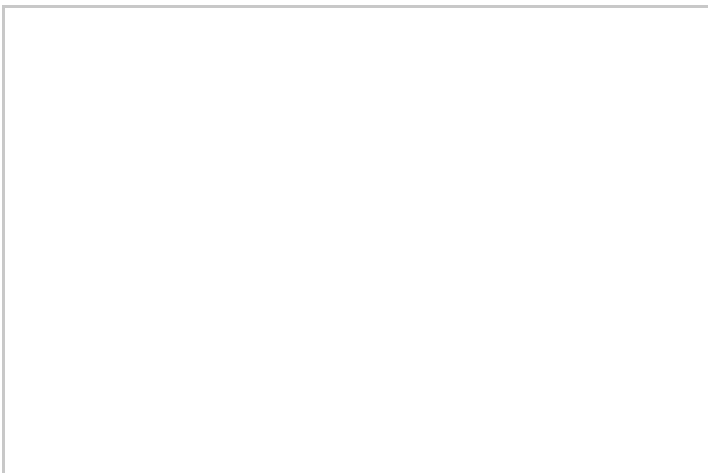
Material Information - Oldham

Tenure Type; Leasehold

Leasehold Years remaining on lease; 938

Leasehold Ground Rent Amount, £2.10

Council Tax Banding; A



Road Map



Hybrid Map



Terrain Map



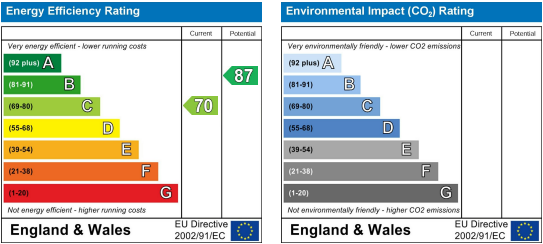
Floor Plan



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.