

HUNTERS®

HERE TO GET *you* THERE



Keble Avenue

Oldham, OL8 4HN

£240,000



- EXTENDED MID TOWN HOUSE
- 3 BEDROOMS
- GAS CENTRAL HEATING
- REAR YARD
- EPC RATING C

- NEWLY REFURBISHED
- EXTENDED KITCHEN
- UPVC DOUBLE GLAZING
- NO CHAIN

Tel: 0161 669 4833

Keble Avenue

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Welcome to this beautifully refurbished mid-town house located on Keble Avenue in Oldham. This charming property boasts a modern and inviting atmosphere, perfect for families or professionals seeking a comfortable home.

As you enter, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The newly decorated interiors, complemented by fresh carpets, create a warm and welcoming environment. The extended kitchen is a standout feature, offering plenty of room for culinary adventures and family gatherings. It is designed to be both functional and stylish, making it the heart of the home.

The property comprises three well-proportioned bedrooms, each providing a peaceful retreat for rest and relaxation. The bathroom has been updated to meet modern standards, ensuring comfort for all residents.

Additional benefits of this delightful home include gas central heating, which guarantees warmth during the colder months, and UPVC double glazing that enhances energy efficiency and noise reduction.

Situated in Coppice, Oldham, this property is close to local amenities, schools, and transport links, making it an ideal choice for those looking to settle in the local area. This home is ready for you to move in and enjoy, offering a perfect blend of modern living and traditional charm. Don't miss the opportunity to make this lovely house your new home.

NO CHAIN EPC RATING C

Entrance Hallway

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

Leasehold Years remaining on lease; 899

Leasehold Ground Rent Amount, £3.00

Council Tax Banding; B

Lounge

12'1" x 11'9" (3.7m x 3.6m)

Upvc double glazed bay window, radiator.

Dining Room

11'9" x 11'1" (3.6m x 3.4m)

Upvc double glazed window, radiator.

Kitchen

23'3" x 6'6" (7.1m x 2.0m)

Fitted wall and base units with work surfaces and tiled splashback. Electric oven, hob and extractor hood. Upvc double glazed window, Upvc rear door, radiator.

Guest WC

Low level wc and wash hand basin. Tiled walls, Upvc double glazed window.

Bedroom 1

12'1" x 10'5" (3.7m x 3.2m)

Upvc double glazed window, radiator.

Bedroom 2

11'5" x 10'5" (3.5m x 3.2m)

Upvc double glazed window, radiator.

Bedroom 3

8'10" x 6'6" (2.7m x 2.0m)

Upvc double glazed window, radiator.

Bathroom

2 piece suite comprising bath with shower over and pedestal wash hand basin. Upvc double glazed window, radiator.

WC

Low level wc, Upvc double glazed window.

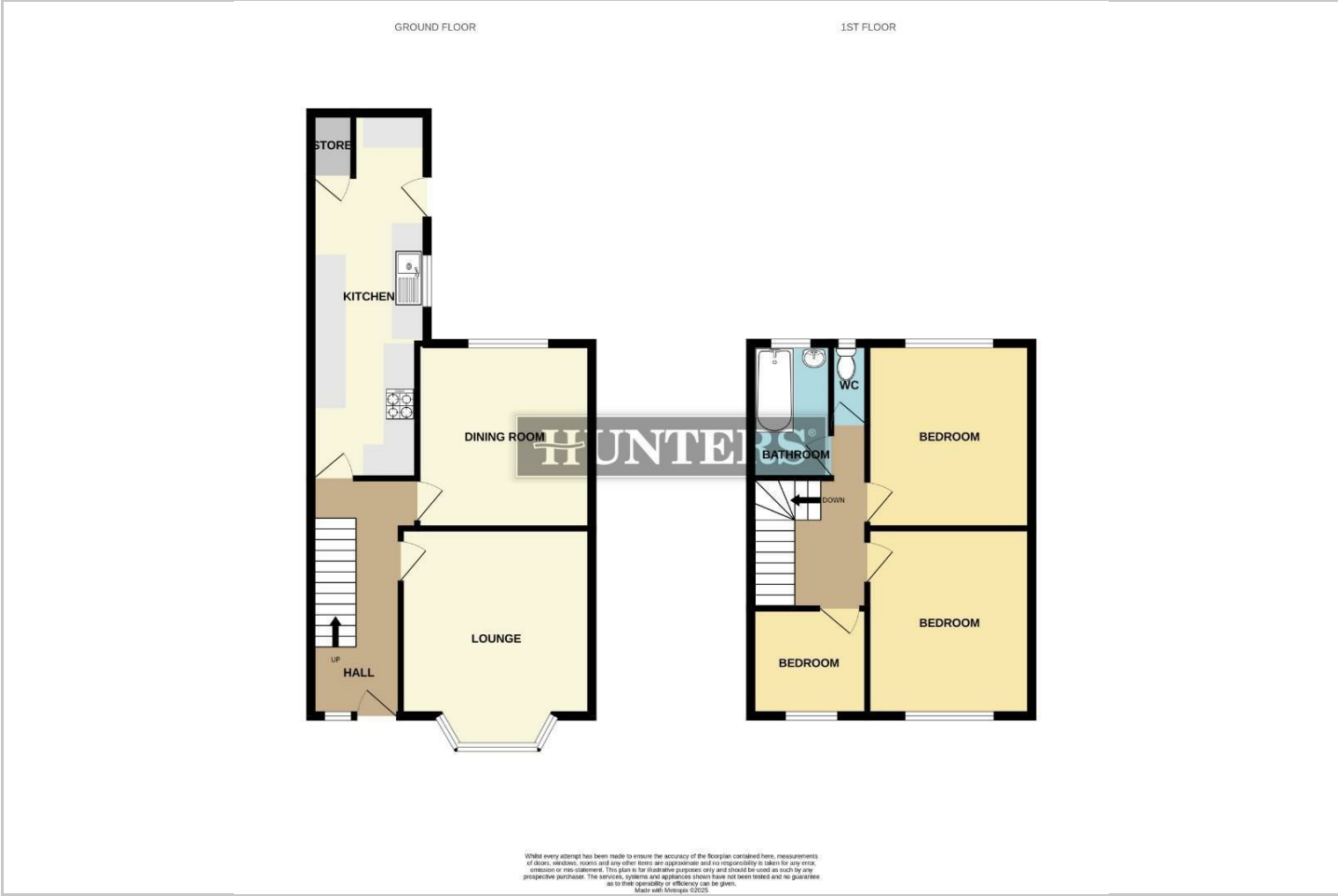
Externally

Small forecourt to the front and enclosed yard to the rear.

Material Information - Oldham

Tenure Type; Leasehold

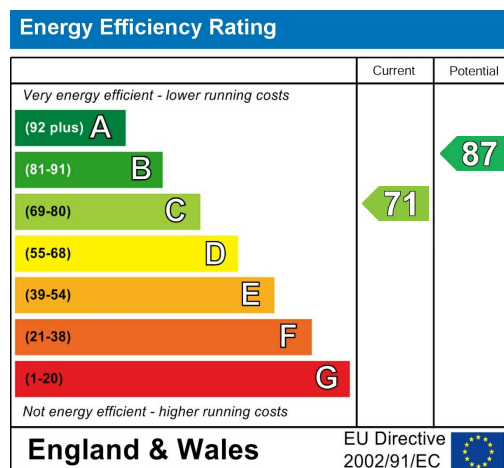
Floorplan







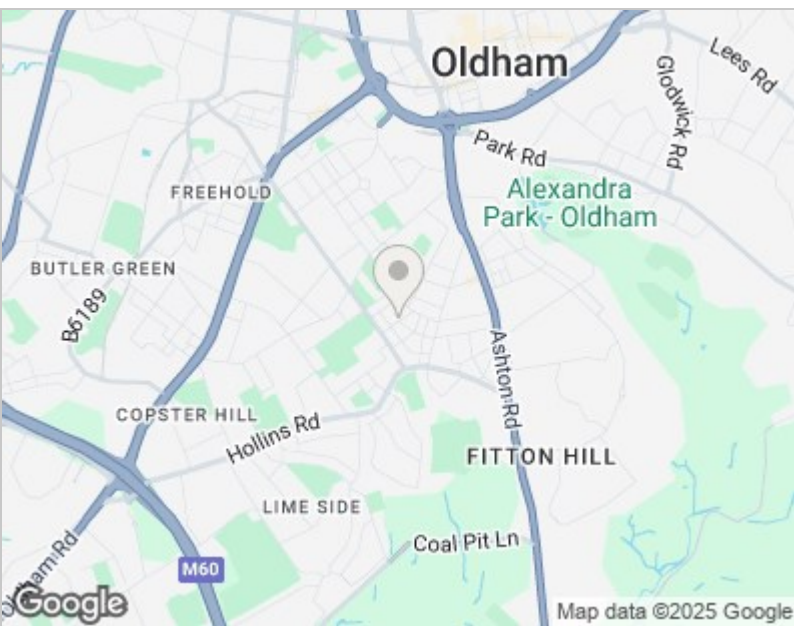
Energy Efficiency Graph



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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