

HUNTERS[®]

HERE TO GET *you* THERE



Pine Tree Road

Oldham, OL8 3LA

Price £225,000



- SPACIOUS SEMI-DETACHED
- 3 BEDROOMS
- UPVC DOUBLE GLAZING
- LARGE REAR GARDEN
- EPC RATING C

- WELL PRESENTED
- GAS CENTRAL HEATING
- DRIVEWAY
- SIDE GARDEN

Tel: 0161 669 4833

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Situated in a convenient location close to local amenities and transport links this spacious semi-detached family home. The internal accommodation comprises entrance hallway, lounge, kitchen diner, 3 bedrooms and bathroom. The property benefits from gas central heating and Upvc double glazing. Externally there is a drive to the front and large gardens to both the side and rear. EPC Rating C

Entrance Hallway

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

Lounge

13'9" x 9'6" (4.2m x 2.9m)

Upvc double glazed bay window, radiator.

Dining Room

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

Upvc French doors, radiator.

Kitchen Diner

20'4" x 9'10" (6.2m x 3.0m)

Base units with work surfaces, stainless steel sink.

Upvc double glazed window, radiator. Upvc French doors to rear garden.

Bedroom 1

11'1" x 10'2" (3.4m x 3.1m)

Upvc double glazed window, radiator.

Bedroom 2

13'5" x 10'2" (4.1m x 3.1m)

Upvc double glazed window, radiator.

Bedroom 3

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

Upvc double glazed window, radiator.

Bathroom

6'6" x 5'6" (2.0m x 1.7m)

3 piece suite comprising bath freestanding bath, vanity wash hand basin and low level wc. Upvc double glazed window, radiator.

Externally

Driveway and garden to the front, large gardens to both side and rear.

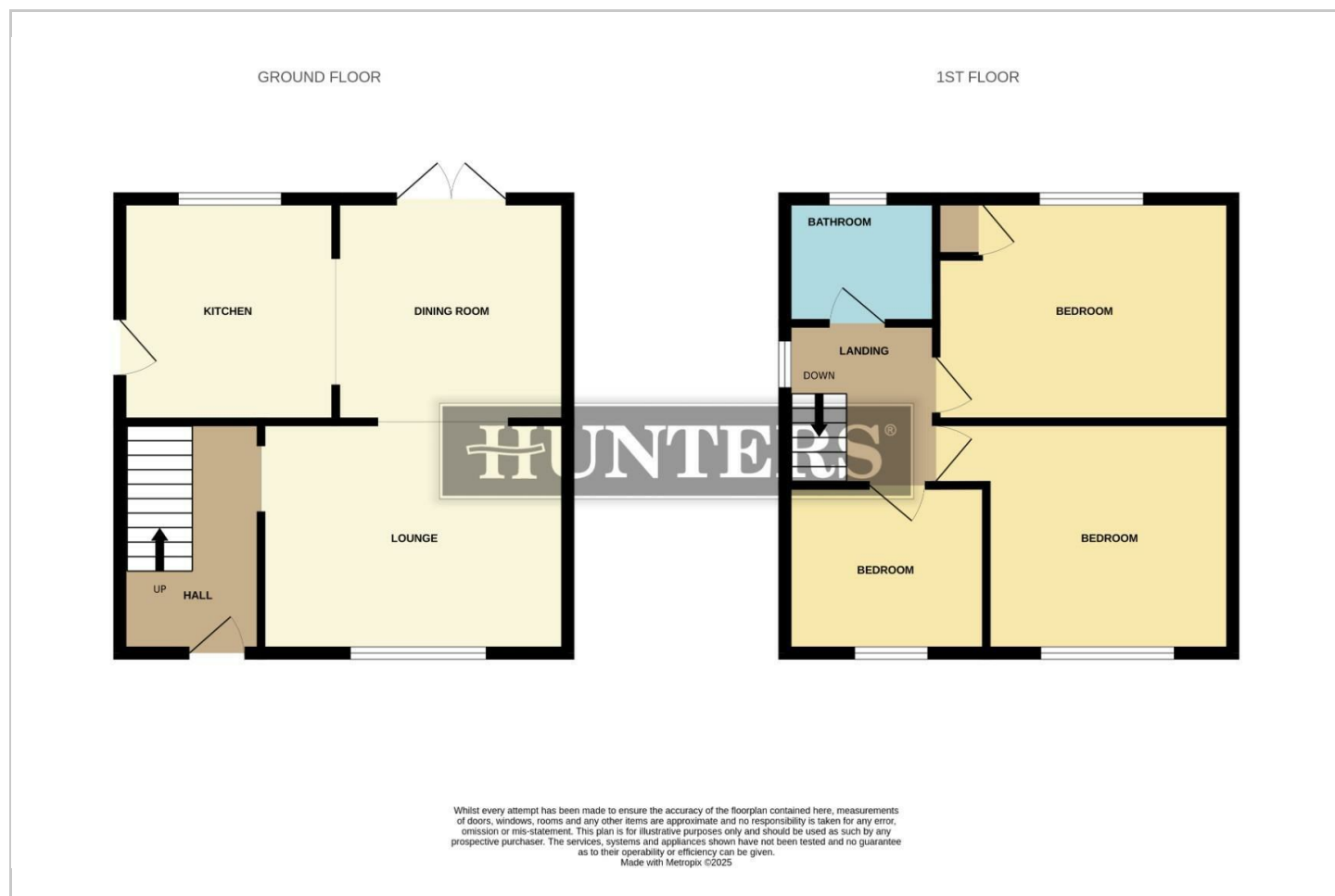
Material Information - Oldham

Tenure Type; Freehold

Council Tax Banding; A

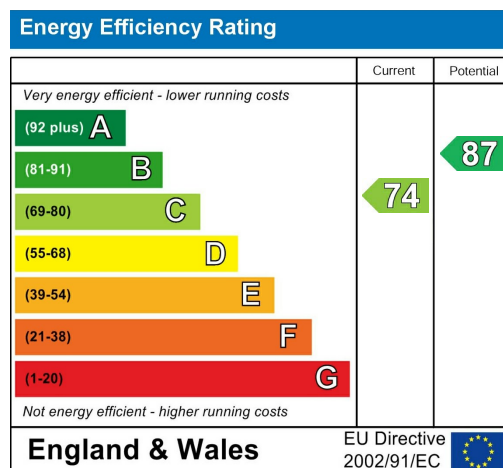
Construction: Please note that this property is not of standard construction, we are advised that it is a Wimpy No-Fines construction.

Floorplan





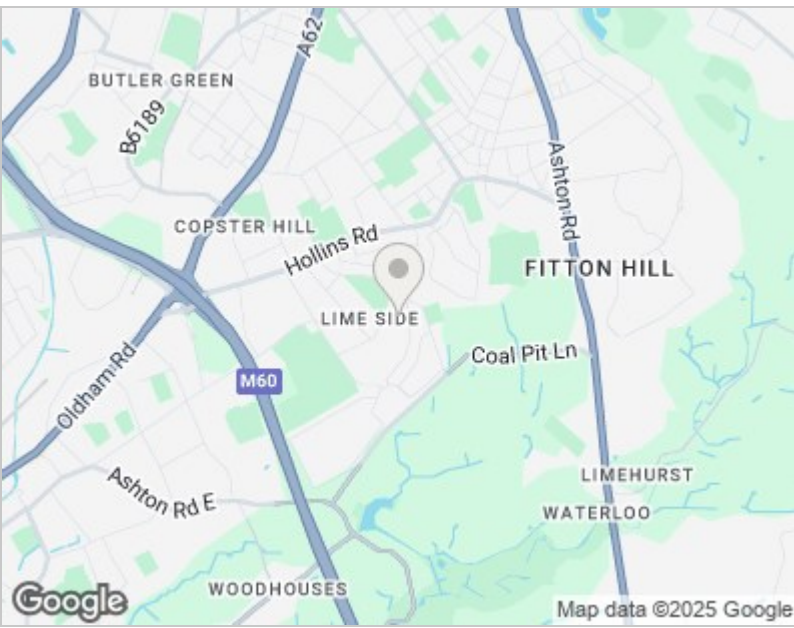
Energy Efficiency Graph



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





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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