

# HUNTERS®

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## Roundthorn Road

Oldham, OL4 5LJ

Price £160,000



- IDEAL FIRST TIME PURCHASE
- 2 BEDROOMS
- UPVC DOUBLE GLAZING
- NO CHAIN

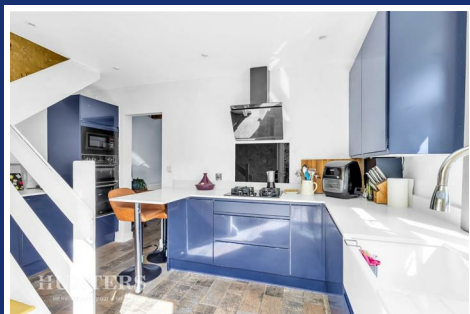
- SEMI-DETACHED
- GAS CENTRAL HEATING
- CLOSE TO LOCAL COUNTRYSIDE
- EPC RATING D

Tel: 0161 669 4833

# Roundthorn Road

Oldham, OL4 5LJ

Price £160,000



Nestled on Roundthorn Road in the town of Oldham, this delightful semi-detached house presents an excellent opportunity for first-time buyers or savvy investors. With two bedrooms and a comfortable reception room, this property offers a warm and inviting atmosphere, perfect for creating lasting memories.

The house features a modern bathroom, ensuring convenience for daily living. One of the standout attributes of this home is the enclosed rear garden, providing a private outdoor space ideal for relaxation or entertaining guests. The garden is a wonderful extension of the living area, allowing for a seamless blend of indoor and outdoor living.

For those who appreciate nature, the property is conveniently located near local countryside, offering picturesque walks and a chance to enjoy the great outdoors. The presence of exposed beams within the home adds character and charm, giving it a unique touch that sets it apart from other properties.

Importantly, this home comes with the advantage of no onward chain, making the purchasing process straightforward and hassle-free. Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this semi-detached house on Roundthorn Road is not to be missed. Embrace the potential of this lovely home and arrange a viewing today.

EPC Rating D

### Lounge

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

Exposed beams, Upvc double glazed entrance door, Upvc double glazed window, radiator.

### Kitchen Diner

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

Fitted wall wand base units with granite work tops. Integrated appliances including fridge freezer, washing machine, electric oven gas hob and extractor hood. Upvc double glazed window, radiator, Upvc door to rear garden. Stairs leading to first floor landing.

### Bedroom 1

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

Upvc double glazed widow, radiator.

### Bedroom 2

10'9" x 8'10" (3.3m x 2.7m)

Upvc double glazed window, radiator.

### Bathroom

3 piece suite comprising bath with shower over, pedestal wash hand basin and low level wc. Upvc double glazed window, radiator.

### Externally

Enclosed garden to the rear with Indian stone flags.

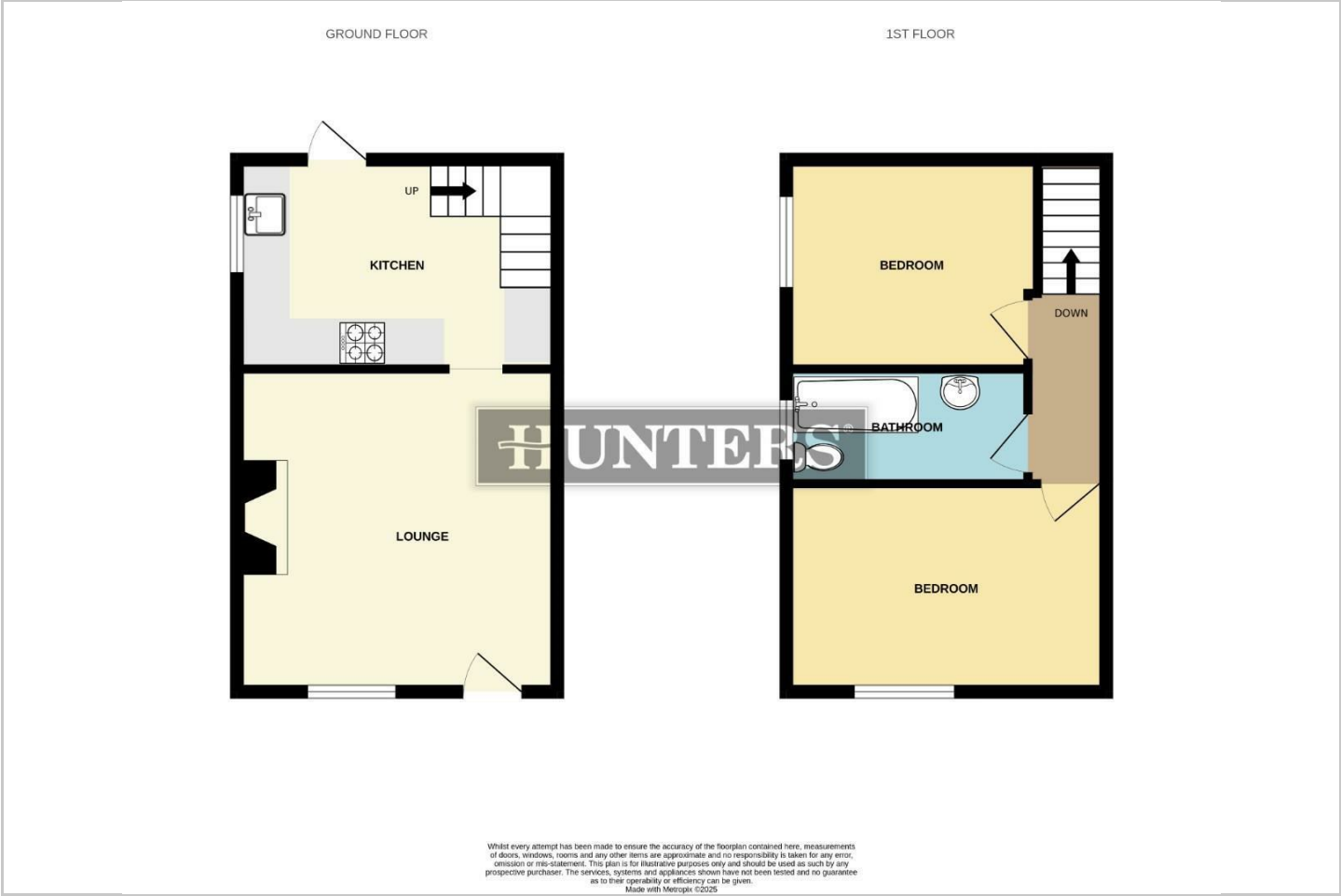
### Material Information - Oldham

Tenure Type; Freehold

Council Tax Banding; A



Floorplan

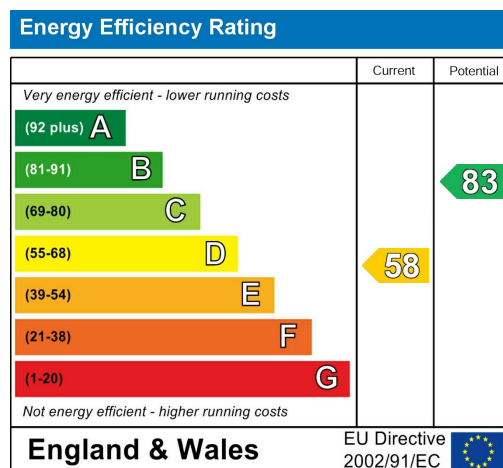








## Energy Efficiency Graph

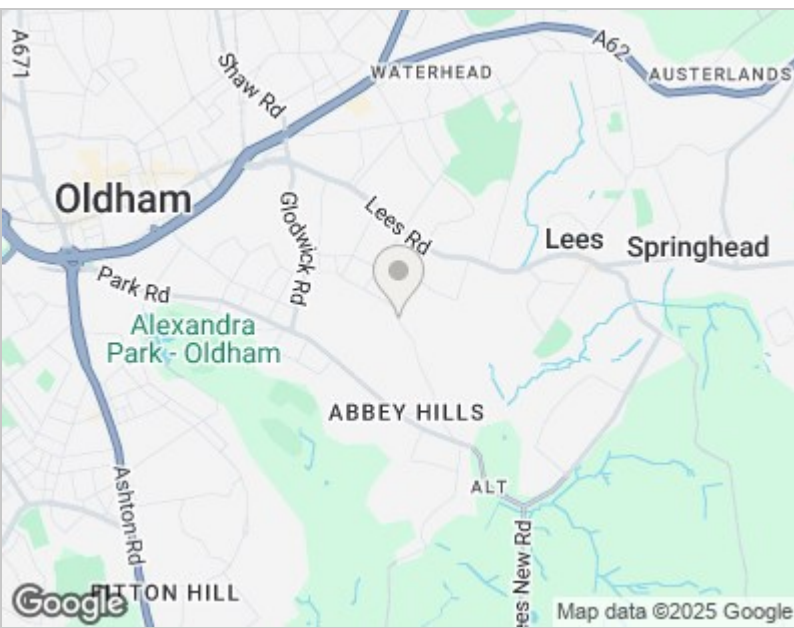


## Viewing

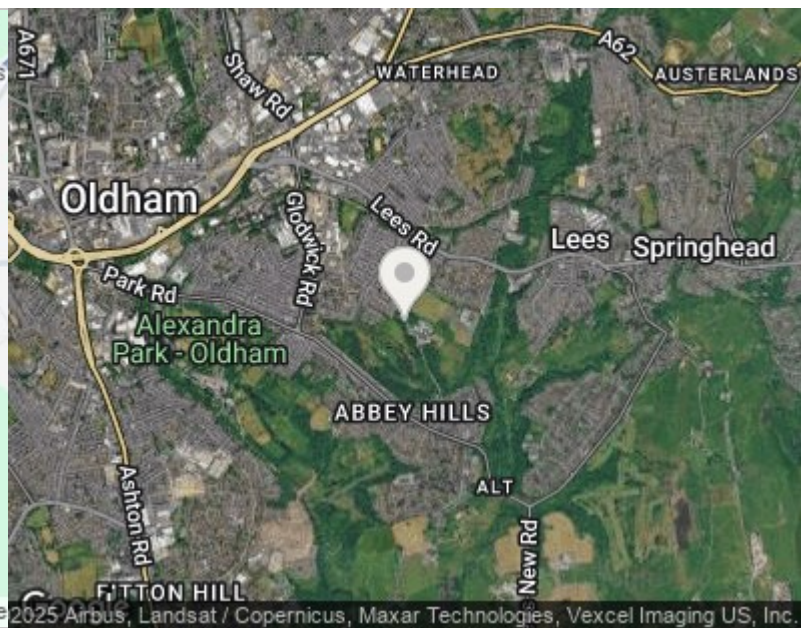
Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.



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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