

HUNTERS®

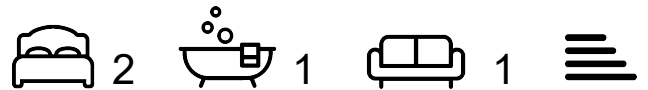
HERE TO GET *you* THERE



Roundthorn Road

Oldham, OL4 5LJ

Price £210,000



- END COTTAGE
- EXPOSED BEAMS
- GAS CENTRAL HEATING
- ENCLOSED GARDEN TO REAR

- GRADE II LISTED
- 2 BEDROOMS
- UPVC DOUBLE GLAZING
- CLOSE TO LOCAL COUNTRYSIDE

Tel: 0161 669 4833

Roundthorn Road

Oldham, OL4 5LJ

Price £210,000



Situated on Roundthorn Road in Oldham, this delightful Grade II listed end terraced cottage offers a perfect blend of character and modern living. With two well-proportioned bedrooms, this property is ideal for couples, small families, or those seeking a peaceful retreat.

As you enter, you are greeted by a warm and inviting reception room, featuring exposed beams that add a touch of rustic charm. The log burner fire creates a cosy atmosphere, perfect for those chilly evenings. The well-presented interior ensures that you can move in with ease, making it a wonderful place to call home.

The cottage boasts a well-appointed shower room, providing all the necessary amenities for comfortable living. The enclosed garden to the rear offers a private outdoor space, ideal for enjoying a morning coffee or hosting summer barbecues with friends and family.

This property is not only a beautiful home but also a piece of history, being a Grade II listed building. Its unique features and charming character make it a rare find in the area.

With its convenient location, you will have easy access to local amenities, schools, and transport links, making it an excellent choice for those looking to settle in Oldham. This cottage is a true gem, combining historical significance with modern comforts, and is sure to attract those who appreciate the finer things in life. Don't miss the opportunity to make this enchanting cottage your new home.

Porch

Upvc double glazed window. designer radiator.

Lounge

14'5" x 13'1" (4.4m x 4.0m)

Exposed beams, Upvc double glazed windows, log burner and radiator.

Kitchen

13'1" x 9'6" (4.0m x 2.9m)

Modern fitted kitchen, base units with granite work tops and bank of wall units with integrated appliances including fridge freezer, washing machine, dishwasher, wine fridge and microwave. Centre Island with breakfast bar, exposed beams, Belfast sink, Upvc double glazed window and upright radiator.

Bedroom 1

11'9" x 10'2" (3.6m x 3.1m)

Upvc double glazed window, radiator,

Bedroom 2

9'10" x 7'10" (3.0m x 2.4m)

Upvc double glazed window, radiator.

Shower Room

Walk in shower with twin head including water fall head, concealed cistern wc and vanity wash hand basin. Wall and Floor tiles, designer radiator.

Externally

Enclosed garden to the rear with flagged patio and artificial grass. There is also a garage to the rear which is used for storage.

Material Information - Oldham

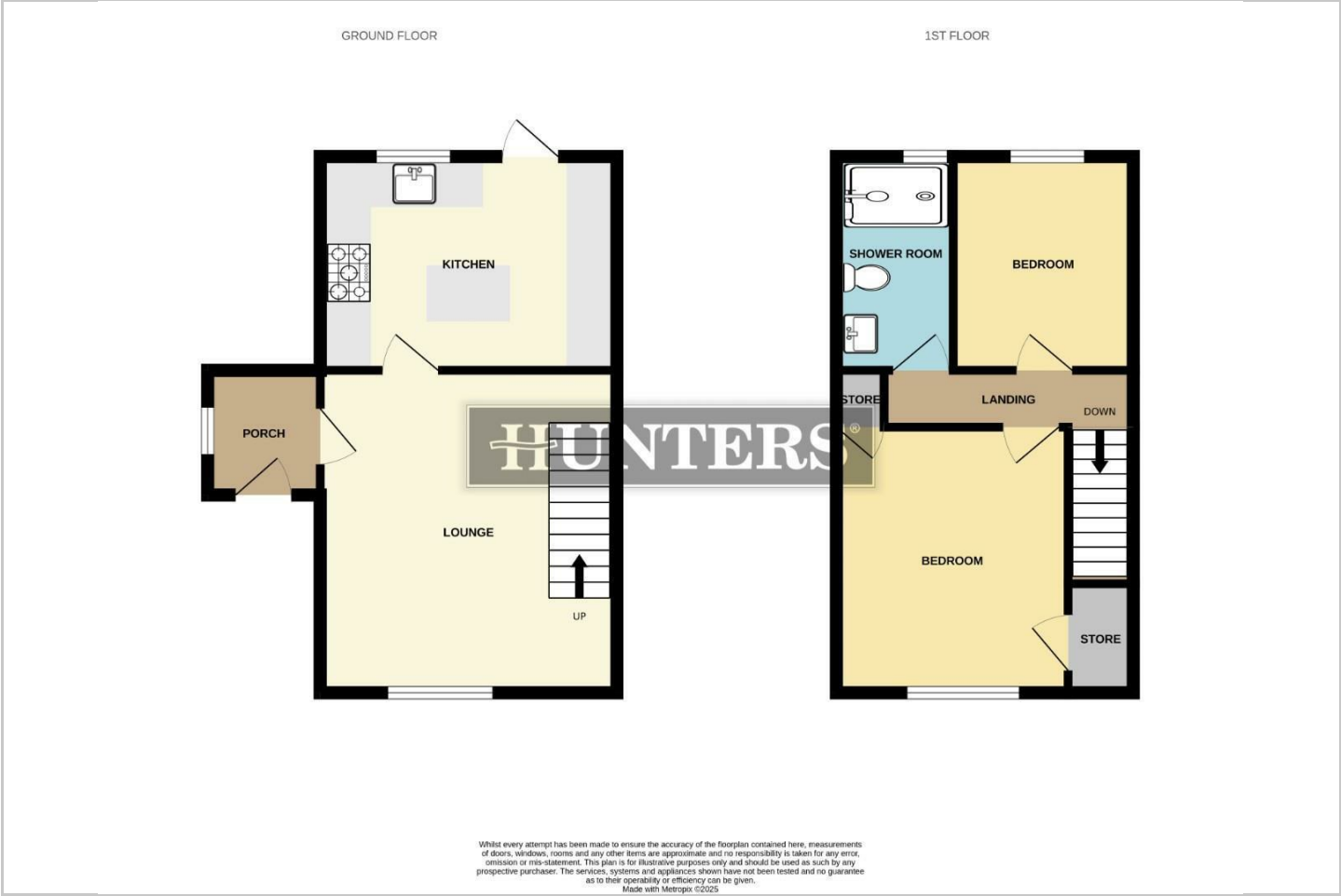
Tenure Type; Leasehold

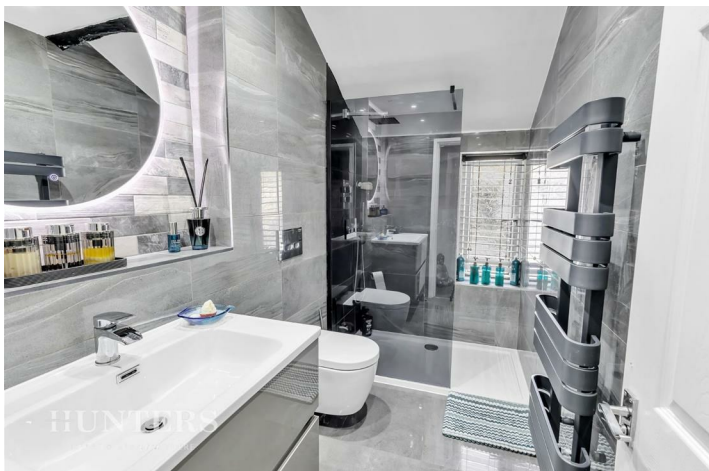
Leasehold Years remaining on lease; 869

Leasehold Ground Rent Amount, £5.10

Council Tax Banding; A


Floorplan








Energy Efficiency Graph

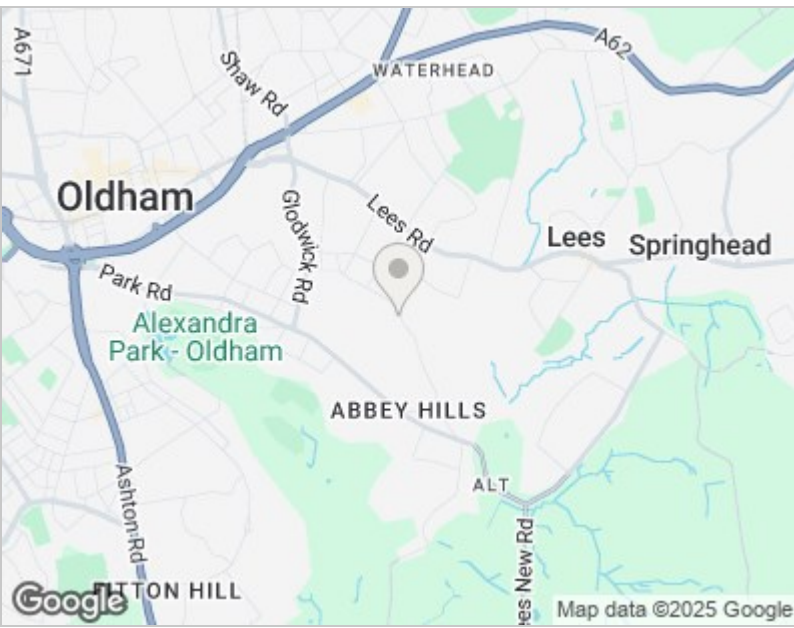
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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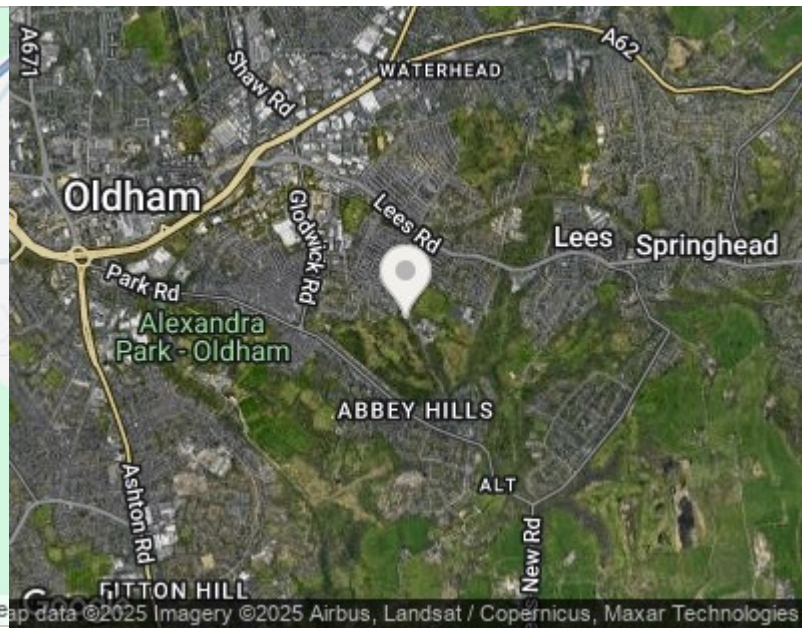
Viewing

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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