

HUNTERS®

HERE TO GET *you* THERE



Green Lane

Oldham, OL8 3AY

Price £250,000



Council Tax: B



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Nestled in the sought-after area of Garden Suburbs, this charming semi-detached house on Green Lane, Oldham, presents an excellent opportunity for first-time buyers. The property boasts a welcoming reception room, perfect for relaxing or entertaining guests. With two well-proportioned bedrooms, it offers ample space for comfortable living.

The house features a modern bathroom and benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. One of the standout features of this property is the enclosed rear garden, providing a private outdoor space ideal for enjoying sunny days or hosting gatherings.

With no onward chain, this home is ready for you to move in without delay. Its popular location not only offers a friendly community atmosphere but also convenient access to local amenities and transport links. This delightful property is a fantastic choice for those looking to step onto the property ladder in a desirable area. Don't miss the chance to make this house your new home. EPC Rating C

Entrance Hallway

Radiator, stairs leading to first floor landing.

Lounge

14'1" x 13'9" (4.3m x 4.2m)

Fire with feature surround, radiator, Upvc double glazed window.

Dining Room

10'9".0'0" x 9'10" (3.3.0m x 3.0m)

Open plan from lounge, radiator, Upvc double glazed window.

Kitchen

11'9" x 6'10" (max) (3.6m x 2.1m (max))

Fitted wall and base units with work surfaces and splashback. Electric oven, hob and extractor hood. 2 x Upvc double glazed window, radiator.

Utility Room

9'10" x 6'10" (3.0m x 2.1m)

Base units with work surface, plumbing for washing machine and space for dryer. Upvc double glazed window, door leading to rear garden.

Guest WC

Low level wc, Upvc double glazed window.

Bedroom 1

14'1" x 13'9" (4.3m x 4.2m)

Upvc double glazed window., radiator,

Bedroom 2

10'9" x 9'10" (3.3m x 3.0m)

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

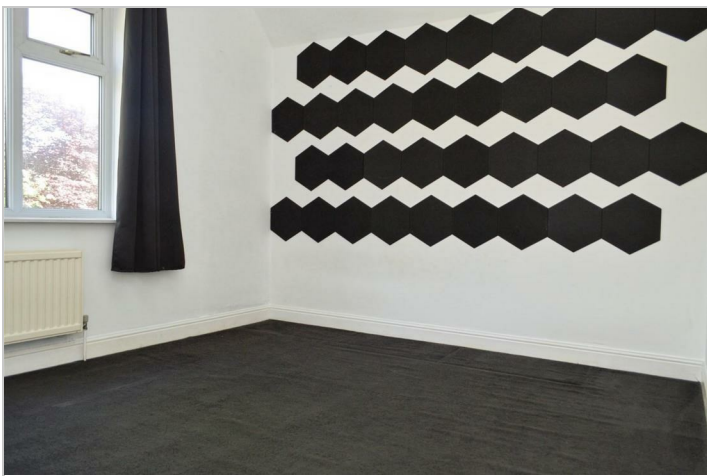
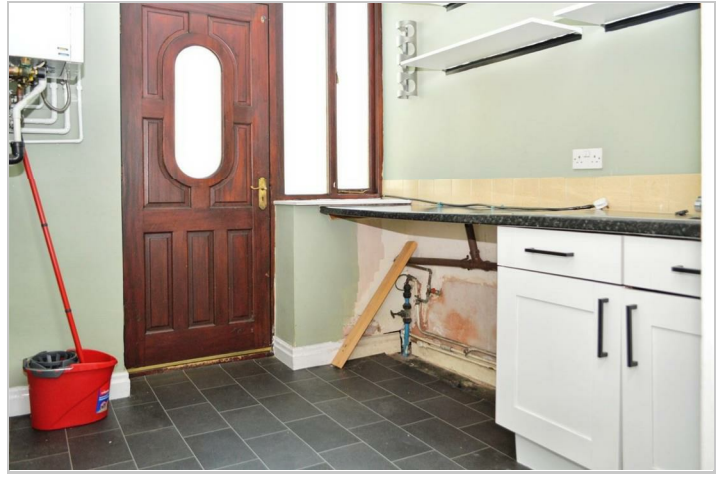
Small garden area to the front with gravel part, whilst to the rear is a good sized enclosed garden.

Material Information - Oldham

Tenure Type; Freehold

Council Tax Banding; B

Tel: 0161 669 4833



Road Map



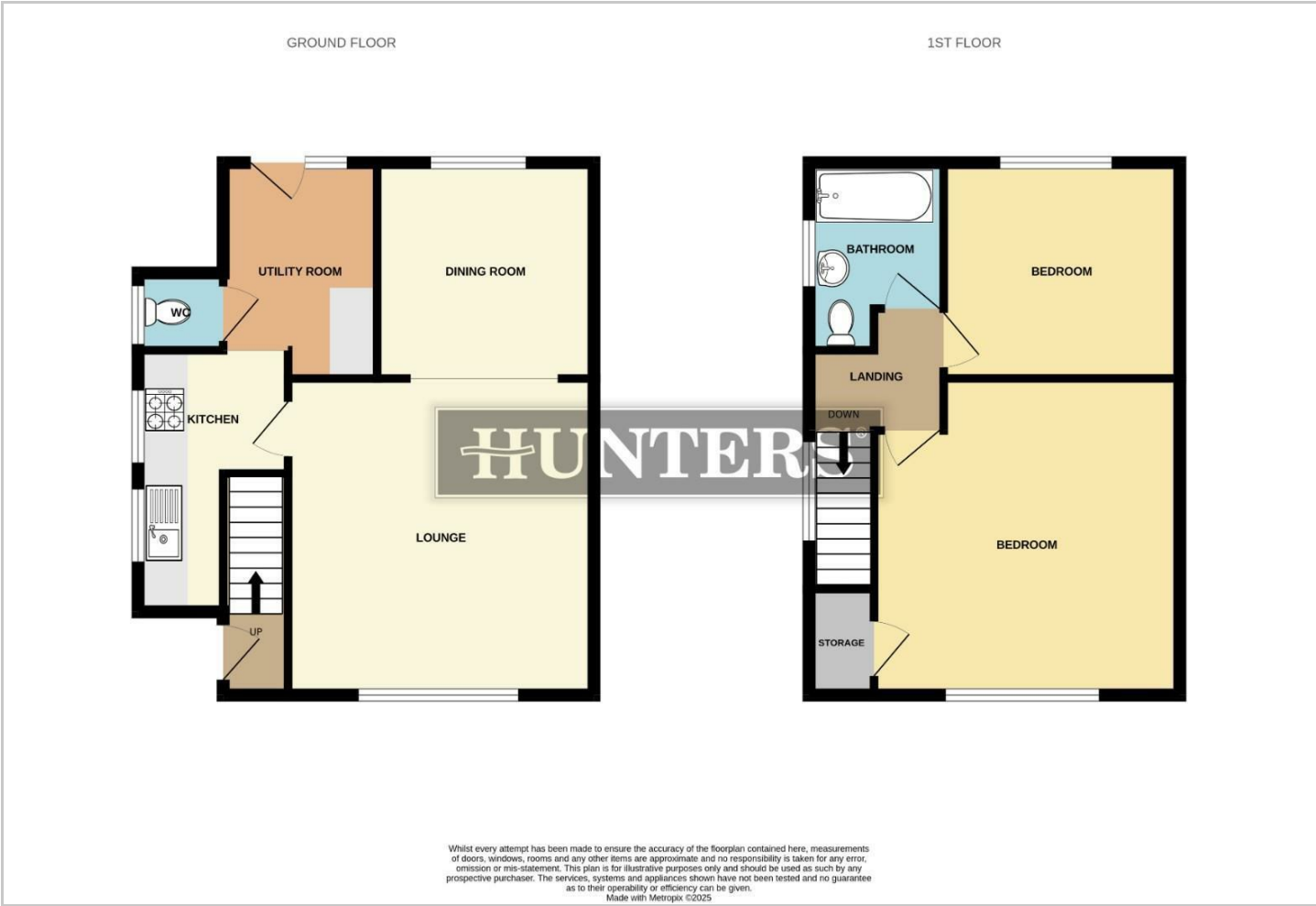
Hybrid Map



Terrain Map



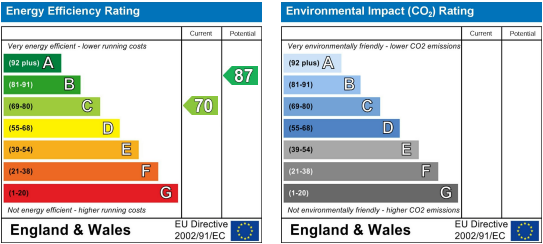
Floor Plan



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.