

# HUNTERS®

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## Ralstone Avenue

Oldham, OL8 1LY

Price £172,500



- WELL PRESENTED & MAINTAINED
- 2 BEDROOMS
- GAS CENTRAL HEATING
- FRONT & REAR GARDEN

- END TOWN HOUSE
- EXTENDED KITCHEN
- UPVC DOUBLE GLAZING
- EPC RATING D

Tel: 0161 669 4833

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Oldham, OL8 1LY

Price £172,500



Located on Ralstone Avenue this well-presented town house offers a delightful blend of comfort and convenience. Built circa 1955, the property has been thoughtfully maintained and features an inviting open plan lounge diner, perfect for both relaxation and entertaining.

With two proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a cosy retreat. The bathroom is conveniently located, ensuring ease of access for all residents.

The extended kitchen is a standout feature, offering plenty of room for culinary creativity and everyday dining. The property benefits from gas central heating and UPVC double glazing, ensuring warmth and energy efficiency throughout the year.

Situated in a convenient location, this home is close to local amenities and transport links, making it easy to access everything you need for daily life. Whether you are commuting to work or enjoying the local shops and parks, this property provides a perfect base for modern living.

In summary, this end town house on Ralstone Avenue is a wonderful opportunity for those seeking a comfortable and well-located home in Oldham. Don't miss the chance to make this charming property your own.



### Entrance Hall

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

### Open Plan Lounge Diner

19'8" x 14'9" (max) (6.0m x 4.5m (max))

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

### Kitchen

13'9" x 9'2" (4.2m x 2.8m)

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

### Bedroom 1

11'9" x 10'9" (3.6m x 3.3m)

Upvc double glazed window, radiator.

### Bedroom 2

8'6" x 8'6" (2.6m x 2.6m)

Upvc double glazed window, radiator.

### Bathroom

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

### Externally

Garden area to the front with passage to the side leading to enclosed rear garden.

### Material Information - Oldham

Tenure Type; Leasehold

Leasehold Years remaining on lease; 845

Leasehold Ground Rent Amount, £5.00

Council Tax Banding; A

Floorplan



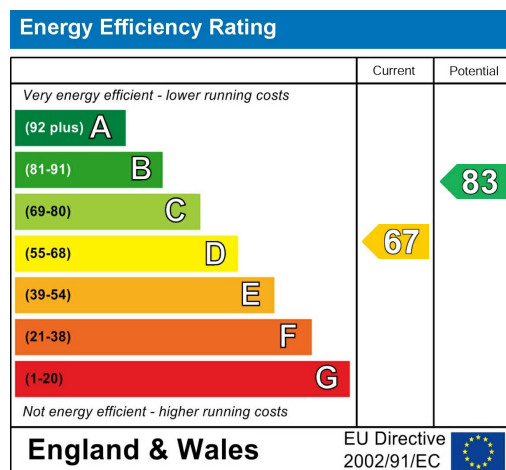








## Energy Efficiency Graph

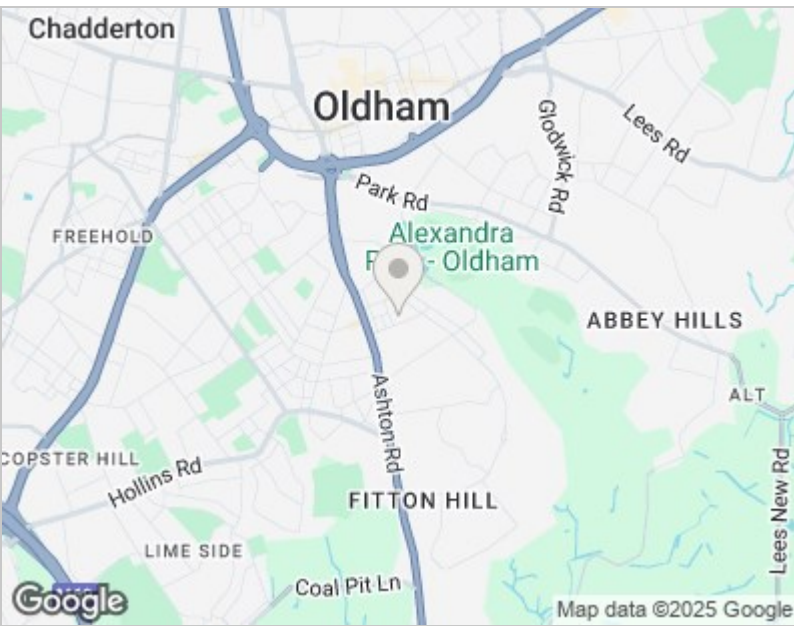


## Viewing

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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