

HUNTERS®

HERE TO GET *you* THERE



Bute Avenue

Oldham, OL8 2AQ

Price £155,000



Council Tax: A



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Located on Bute Avenue in Oldham, this mid townhouse presents an ideal opportunity for first-time buyers or savvy investors. The property boasts two double bedrooms, providing ample room for relaxation and rest. The well-appointed reception room offers a welcoming space for entertaining guests or enjoying quiet evenings at home.

The house features a shower room, ensuring convenience for daily living. The front of the property is enhanced by a block-paved driveway, allowing for off road parking, while the enclosed garden at the rear offers outdoor space, perfect for enjoying the fresh air or hosting summer barbecues.

With the advantages of gas central heating and UPVC double glazing, this home promises warmth and energy efficiency throughout the year. Additionally, the absence of an onward chain simplifies the buying process, making it easier for you to move in and start enjoying your new home.

This property is not only a comfortable residence but also a sound investment opportunity in a desirable area. Don't miss the chance to make this delightful townhouse your own. EPC Rating C

Entrance Hallway

Upvc entrance door, stairs to first floor landing.

Lounge

13'9" x 11'9" (4.2m x 3.6m)

Upvc double glazed window, radiator.

Kitchen Diner

16'8" x 8'10" (5.1m x 2.7m)

Fitted wall and base units with work surfaces and tiled splash back. Electric oven, hob and extractor hood. Upvc double glazed window, radiator, Upvc door to rear.

Bedroom 1

19'0" x 11'5" (5.8m x 3.5m)

Upvc double glazed window, radiator.

Bedroom 2

11'9" x 8'10" (3.6m x 2.7m)

Upvc double glazed window, radiator.

Shower Room

Glass shower enclosure, vanity wash hand basin and low level wc. Upvc double glazed window, radiator.

Externally

Black paved drive to the front and enclosed garden to the rear.

Material Information - Oldham

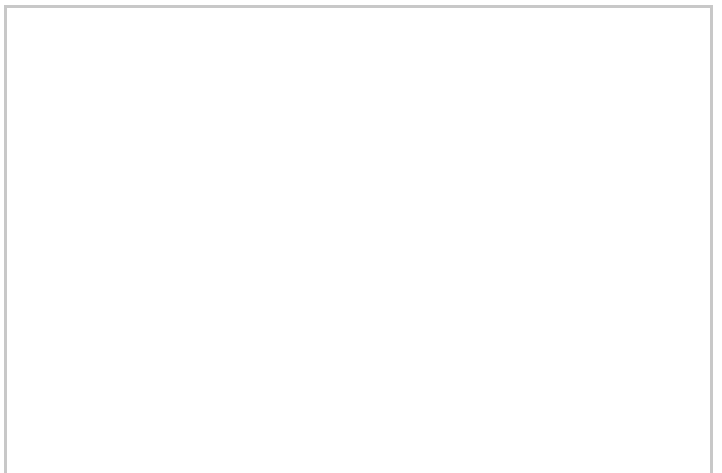
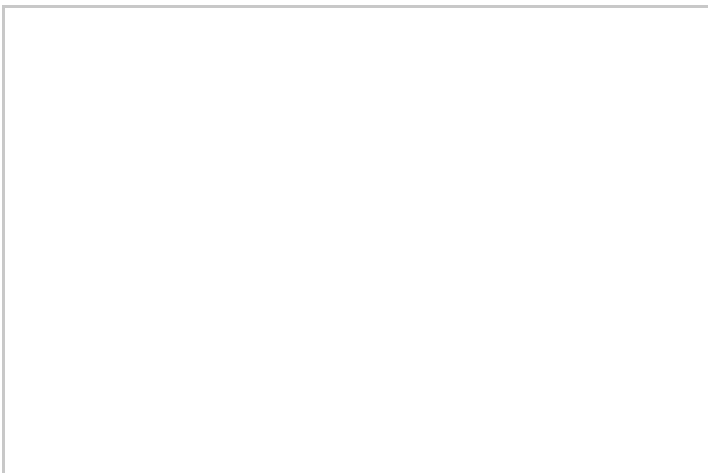
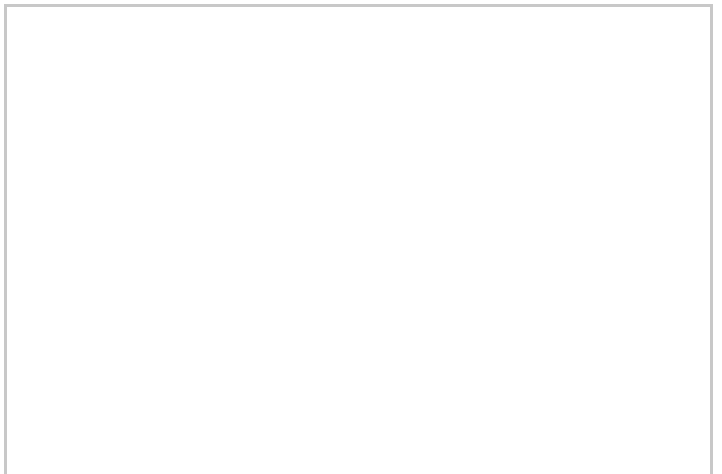
Tenure Type; Leasehold

Leasehold Years remaining on lease; 90

Leasehold Ground Rent Amount, £10.00

Council Tax Banding; A

Tel: 0161 669 4833



Road Map



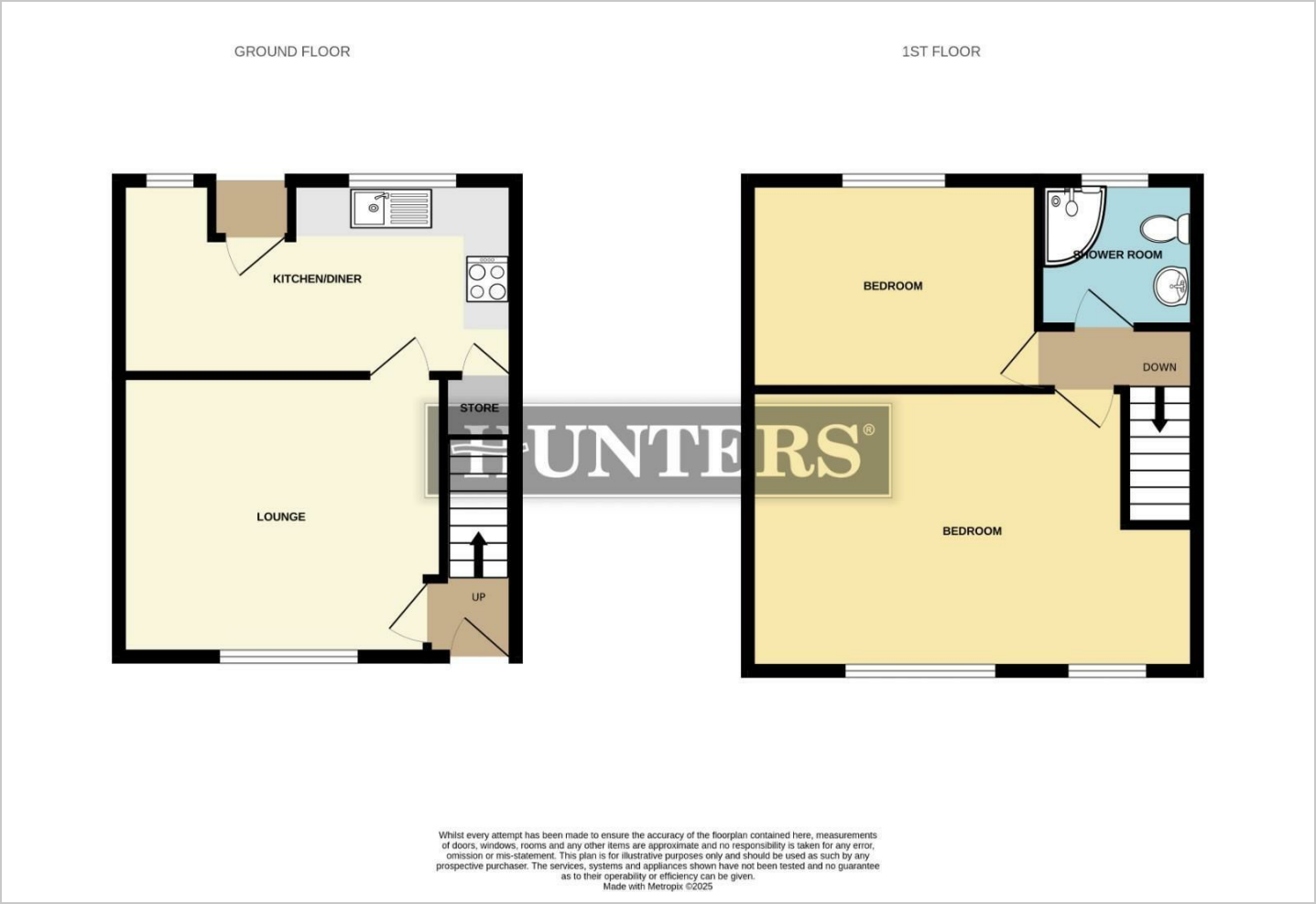
Hybrid Map



Terrain Map



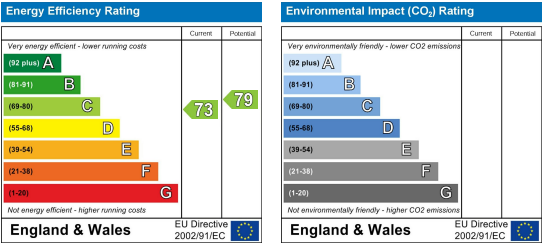
Floor Plan



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.