

# HUNTERS®

HERE TO GET *you* THERE



Milford Avenue

Oldham, OL8 3UP

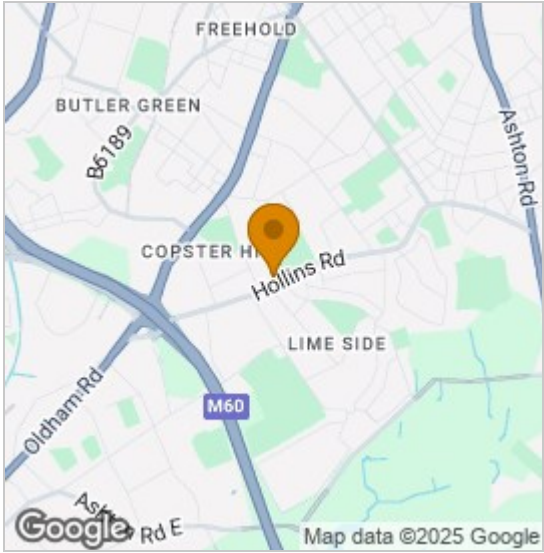
Price £150,000







## Area Map



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Located on Milford Avenue in Oldham, this well-presented mid-terrace house offers an excellent opportunity for first-time buyers or those seeking a buy-to-let investment. With two inviting bedrooms and a comfortable reception room, the property provides a warm and welcoming atmosphere, perfect for modern living.

The house boasts a well-maintained interior, ensuring that you can move in with ease and enjoy your new home from day one. The gas central heating and UPVC double glazing contribute to a cosy environment, making it an ideal retreat during the colder months.

Conveniently located, this property is just a stone's throw away from local amenities and transport links, allowing for easy access to the wider area. Whether you are commuting for work or simply enjoying the local shops and services, this location offers the best of both worlds.



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 OR LETTING?** If you are thinking of selling or letting 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.