

HUNTERS®

HERE TO GET *you* THERE



Marland Avenue

Oldham, OL8 2SD

Price £220,000



- WELL PRESENTED & MAINTAINED
- 3 BEDROOMS
- GAS CENTRAL HEATING
- CLOSE TO LOCAL AMENITIES

- SEMI-DETACHED
- ENCLOSED REAR GARDEN
- UPVC DOUBLE GLAZING
- VIEWING RECOMMENDED

Tel: 0161 669 4833

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Oldham, OL8 2SD

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Welcome to this charming three-bedroom house located on Marland Avenue in Oldham. Built in 1950, this property offers a delightful blend of character and modern convenience. The home features a spacious reception room, perfect for family gatherings or entertaining guests.

One of the key benefits of this property is its efficient gas central heating, ensuring warmth and comfort throughout the colder months. Additionally, the UPVC double glazing enhances energy efficiency and provides a peaceful living environment, reducing outside noise.

Families will appreciate the proximity to local primary schools, making this an ideal location for those with children. This house presents a wonderful opportunity for anyone looking to settle in a friendly community while enjoying the comforts of a well-maintained home. Don't miss the chance to make this property your own.

Hallway

Radiator, stairs leading to first floor landing.

Lounge

16'0" x 12'9" (4.9m x 3.9m)

Upvc double glazed window, radiator.

Kitchen / Dining Room

19'4" x 8'10" (5.9m x 2.7m)

A spacious open-plan kitchen and dining area with fitted wall and base units with worksurfaces and tiled splashback. Electric oven, hob and extractor hood. Upvc double glazed window, radiator.

Conservatory

11'1" x 9'2" (3.4m x 2.8m)

This conservatory offers a bright and airy space with a pitched roof and walls of windows that provide views of the garden.

Bedroom 1

12'9" x 12'9" (3.9m x 3.9m)

Fitted wardrobes, Upvc double glazed window, radiator.

Bedroom 2

11'5" x 9'2" (3.5m x 2.8m)

Fitted wardrobes, Upvc double glazed window, radiator.

Bedroom 3

8'6" x 6'6" (2.6m x 2.0m)

Fitted wardrobes, Upvc double glazed window, radiator.

Bathroom

Bath with shower over, pedestal wash hand basin.

Upvc double glazed window, radiator.

WC

Low level wc, Upvc double glazed window.

Loft

Partly boarded with lighting.

Rear Garden

The rear garden is a well-maintained outdoor space featuring a paved patio area for seating and entertaining, alongside a gravelled section for

garden furniture. A lawn area and flower beds border the space, enclosed by wooden fencing that offers privacy. A garden shed provides useful storage, and the garden benefits from a pleasant leafy outlook.

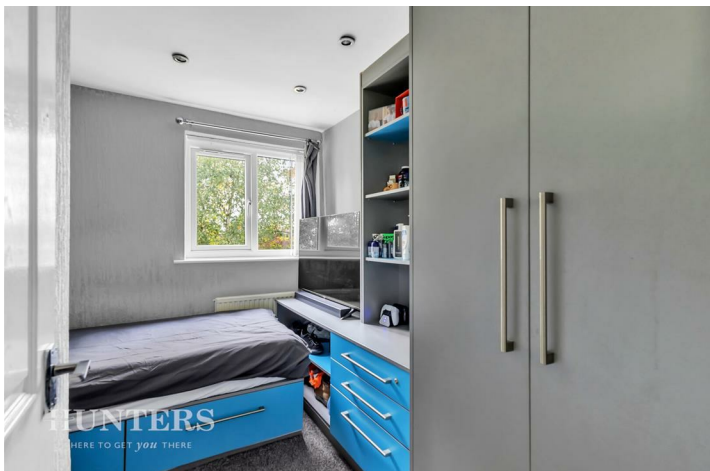
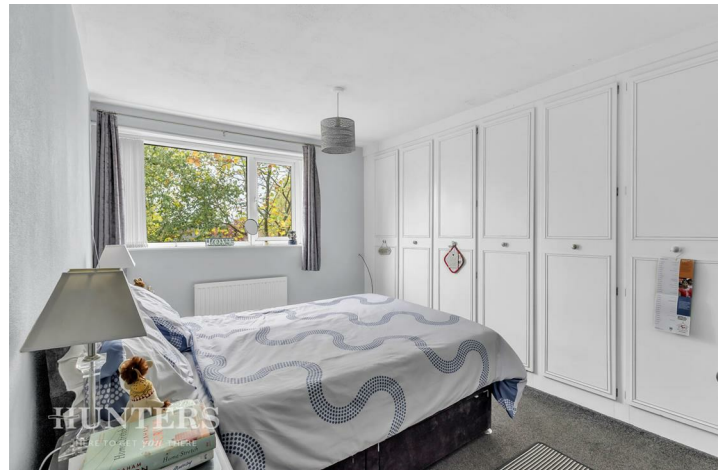
Material Information - Oldham

Tenure Type; Freehold

Council Tax Banding; A

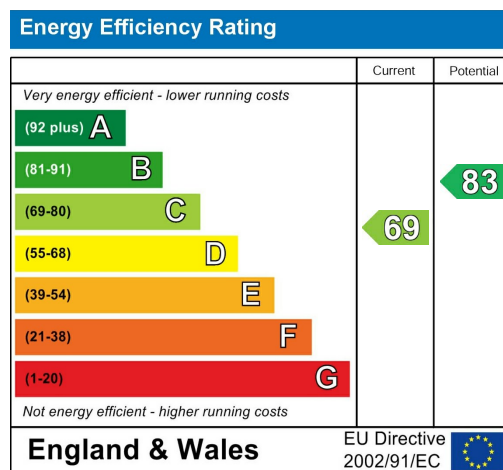
Floorplan







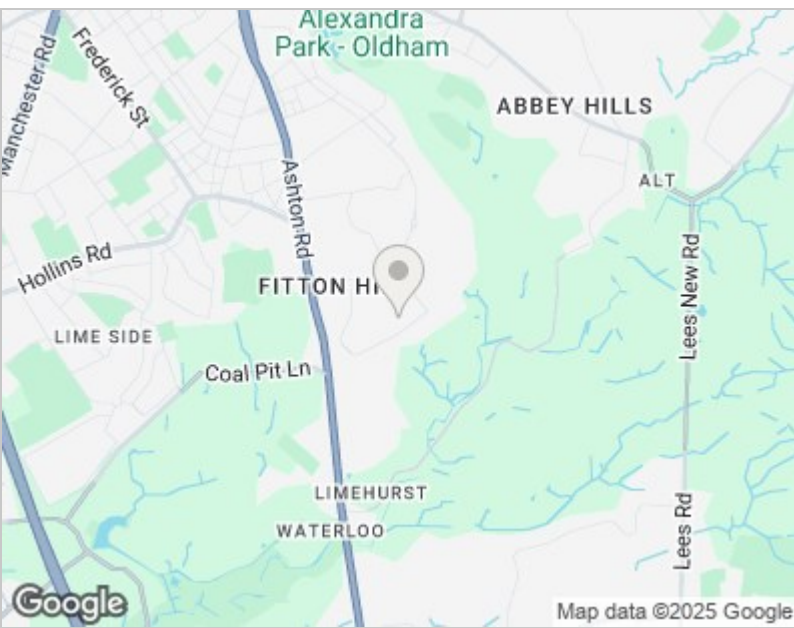
Energy Efficiency Graph



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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