

HUNTERS[®]

HERE TO GET *you* THERE



Arncliffe Rise

Oldham, OL4 2LZ

Price £140,000



Council Tax: B



Hawthorns Arncliffe Rise

Oldham, OL4 2LZ

Price £140,000



Situated in a desirable and secluded location this duplex apartment. There is a communal entrance with intercom system, the internal accommodation comprises entrance hallway, spacious lounge, 2 bedrooms, bathroom and storage room. The property also benefit from gas central heating and Upvc double glazing. EPC RATING C

Communal entrance.

Hallway.

The hall way allows access to the down lounge and kitchen and stairs to upper floor.

Lounge

3 x UPVC windows, radiators and country side views.

Kitchen

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

Bedroom 1

Velux roof window, Radiator.

Bedroom 2

Velux roof window, radiator.

Bathroom

5 piece suite comprising corner bath, corner shower cubicle, wash hand basin, low level wc and bidet. Wall tiles, radiator.

Garage

Situated to the rear of the building.

Material Information - Oldham

Tenure Type; Leasehold

Leasehold Years remaining on lease; 974

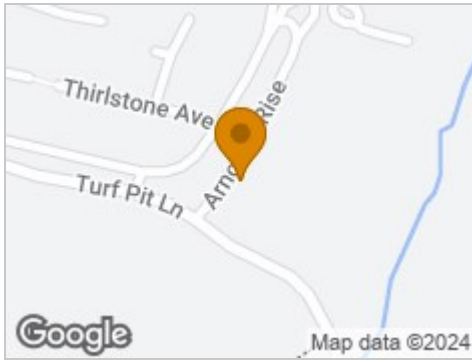
Leasehold Annual Service Charge Amount £1,214

Leasehold Ground Rent Amount (Included in Service Charge)

Council Tax Banding; B



Road Map



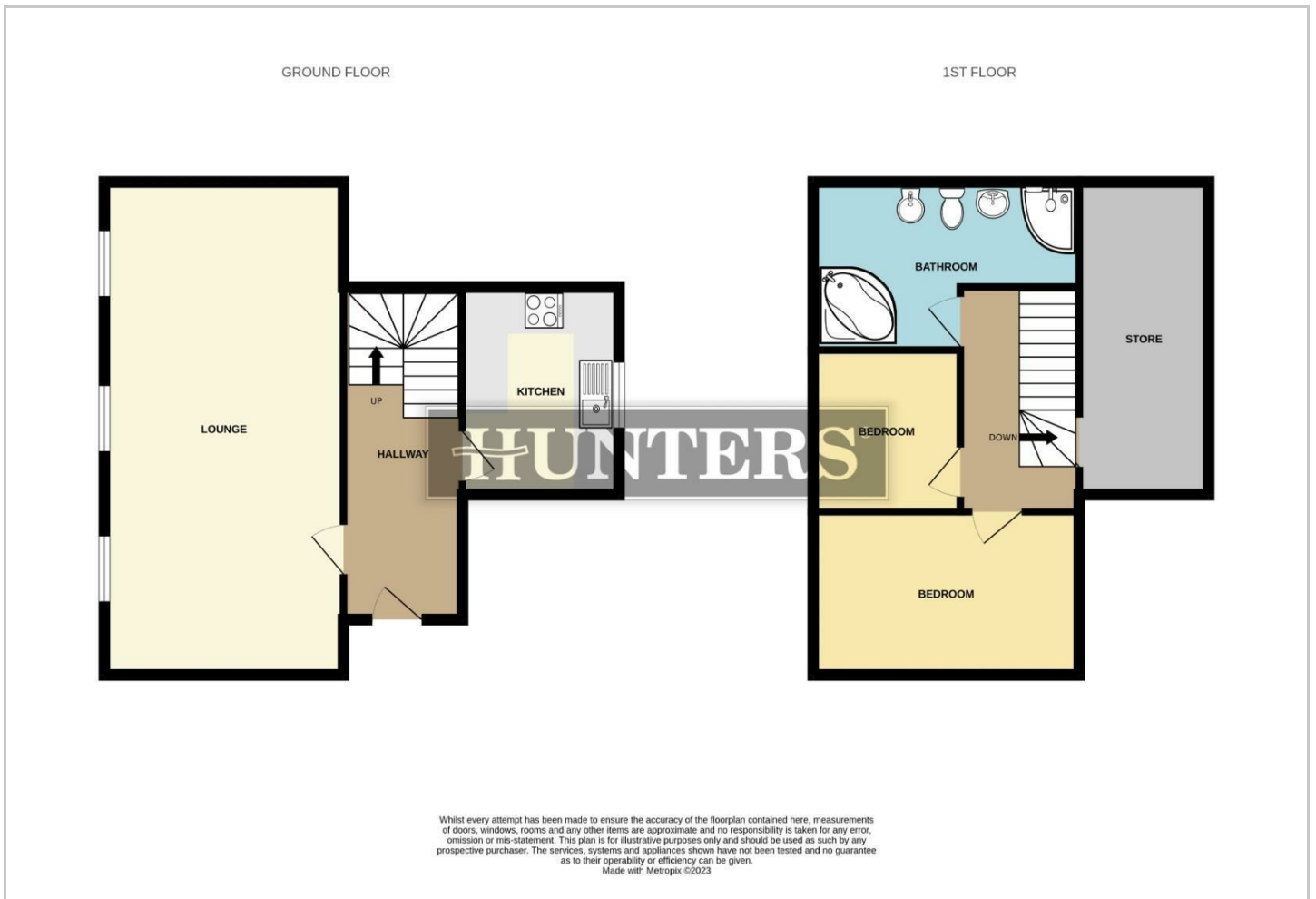
Hybrid Map



Terrain Map



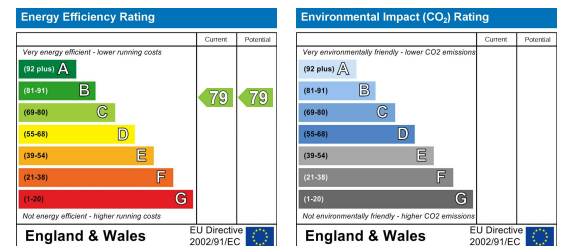
Floor Plan



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.