



College Avenue, Coppice, Oldham

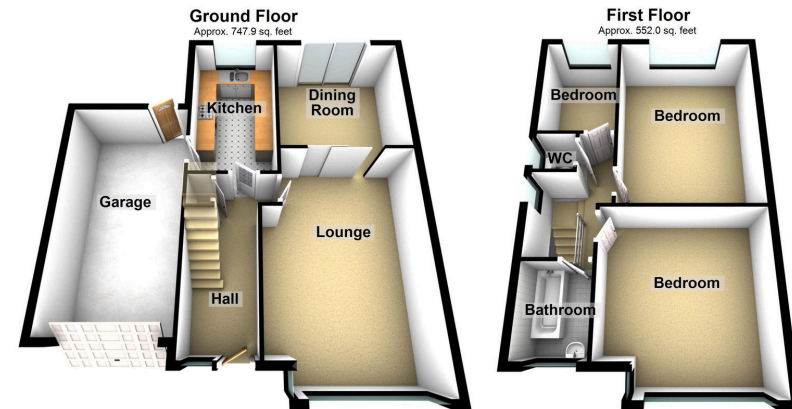
£274,400

3 1 2



- Semi Detached
- Two Reception Rooms
- Gardens to the Front and Rear
- Popular Location
- Three Good Size Bedrooms
- Very Well Presented
- Driveway and Garage
- EPC - D





Total area: approx. 1299.9 sq. feet

This is a very well maintained and extremely well presented three bedroom two reception room semi detached property in a popular and convenient residential area. The property is spacious throughout and ideally suited to the young and growing family providing a superb home for years to come. The living accommodation briefly comprises of entrance hall, lounge, separate dining room and kitchen to the ground floor whilst to the first floor there are three very good size bedrooms (one with fitted wardrobes), bathroom and separate wc. Externally there are gardens to the front and rear with a driveway leading to a single integrated detached garage. The property also benefits from a new roof, fascia's and guttering in 2018 and has gas central heating and double glazing. Internal viewing comes recommended to appreciate the size and quality of accommodation on offer.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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