



York Avenue, Coppice, Oldham

£294,000

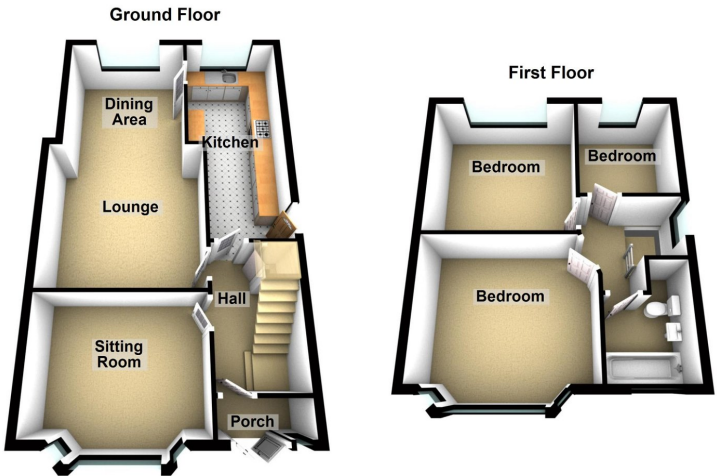
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- Extended Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Move In Condition
- Perfect Family Home
- Sought After Location
- Recently Decorated Throughout
- EPC - C



Providing a superb spacious family home is this three bedroom two reception room extended semi-detached property that is offered for sale with NO CHAIN therefore VACANT POSSESSION. Situated in the sought after location of Coppice within close distance of local amenities, transport links and schools including the well regarded Hulme Grammar which is literally at the end of the road. The property is ready to move straight in to and has recently been decorated throughout along with new carpets in the hall, stairs, landing and bedrooms. Offering the potential for further extending (subject to planning) internally the property comprises of to the ground floor: entrance porch, hallway, sitting room, open plan lounge dining and kitchen with an excellent range of wall and base units whilst off the first floor landing there are three good size bedrooms and a modern family bathroom. Also benefitting from gas central heating and double glazing this is a property th



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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