HUNTERS®

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Merton Avenue

Oldham, OL8 4JE

Offers Over £210,000

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- MID TOWN HOUSE
- WELL PRESENTED & MAINTAINED
- 2 RECEPTION ROOMS
- UPVC DOUBLE GLAZING
- NO CHAIN
- CONVENIENT LOCATION
- 2 BEDROOMS PLUS LOFT SPACE
- GAS CENTRAL HEATING
- CLOSE TO LOCAL SCHOOLS
- VIEWING RECOMMENDED

Tel: 0161 669 4833

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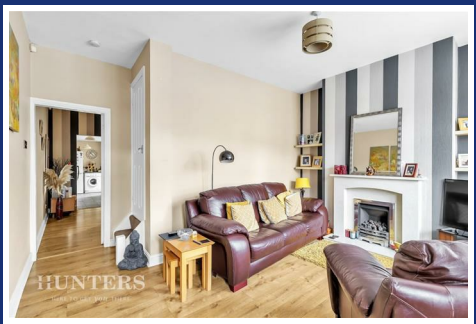

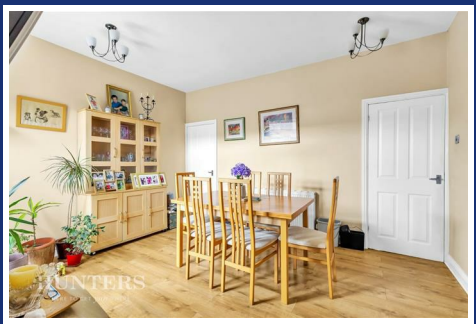

Welcome to this charming terraced house located on Merton Avenue in Oldham. This delightful property, built in 1920, offers a comfortable living space of 990 square feet, making it an ideal home for families or couples seeking a blend of character and modern convenience.

Upon entering, you will find a well-maintained reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The house features two spacious bedrooms, each designed to offer a peaceful retreat at the end of the day. The bathroom is well-appointed, ensuring that all your needs are met.

One of the standout features of this property is its convenient location. It is situated close to local amenities, including shops and restaurants, as well as reputable schools, making it an excellent choice for families. The area is well-connected, providing easy access to public transport for those who commute.

The property benefits from gas central heating, ensuring warmth and comfort throughout the colder months, while the UPVC double glazing enhances energy efficiency and noise reduction, contributing to a peaceful living environment.

This mid town house on Merton Avenue is not only well-presented but also offers a wonderful opportunity to enjoy a comfortable lifestyle in a vibrant community. Whether you are looking to buy or rent, this property is certainly worth considering.

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Living Room

13'9" x 10'10" (4.2m x 3.3m)

This welcoming living room features a bay window that fills the space with natural light. The room is complemented by a cosy fireplace set against a striped accent wall, adding character and warmth. Laminate flooring runs throughout, creating a comfortable and inviting atmosphere, with easy access to the adjoining dining area and kitchen beyond.

Dining Room

13'9" x 11'2" (4.2m x 3.4m)

The dining room is a bright and spacious area with French door opening to the garden, allowing plenty of natural light to flow in. It connects directly to the kitchen through an open doorway, making it ideal for family meals and entertaining.

Kitchen

14'1" x 6'7" (4.3m x 2.0m)

This modern kitchen is fitted with sleek white cabinetry and dark countertops, highlighted by vibrant orange splashbacks that add a pop of colour. It is well-equipped with a built-in gas hob and stainless steel extractor fan. A large window above the sink offers a pleasant view and natural light, while tiled flooring provides durability and ease of cleaning. The kitchen includes access to the rear garden and links seamlessly to the dining room.

Landing

The landing is carpeted and leads up the staircase, providing access to the bedrooms and bathroom above. Neutral tones keep the space light and airy.

Bedroom 1

13'9" x 10'6" (4.2m x 3.2m)

This main bedroom is bright and spacious, featuring large windows that overlook the street and allow plenty of daylight. Neutral décor and carpeted flooring create a peaceful and restful environment. There is ample space for wardrobes and additional furniture, with the stairs leading to the loft room.

Bedroom 2

11'6" x 8'2" (3.5m x 2.5m)

This second bedroom is cosy and bright, featuring a large rear-facing window that fills the room with natural light. The walls are painted in a fresh, neutral shade with a patterned feature wall adding interest. Carpeted flooring underfoot adds warmth, and there is space for a wardrobe and other bedroom furniture.

Bathroom

The bathroom is tastefully fitted with contemporary white fixtures including a vanity unit with integrated sink, a toilet, and a large walk-in shower with glass panels. The walls are tiled in white with a decorative mosaic border, while the floor features large dark tiles. A heated towel rail and frosted window complete this bright, modern space.

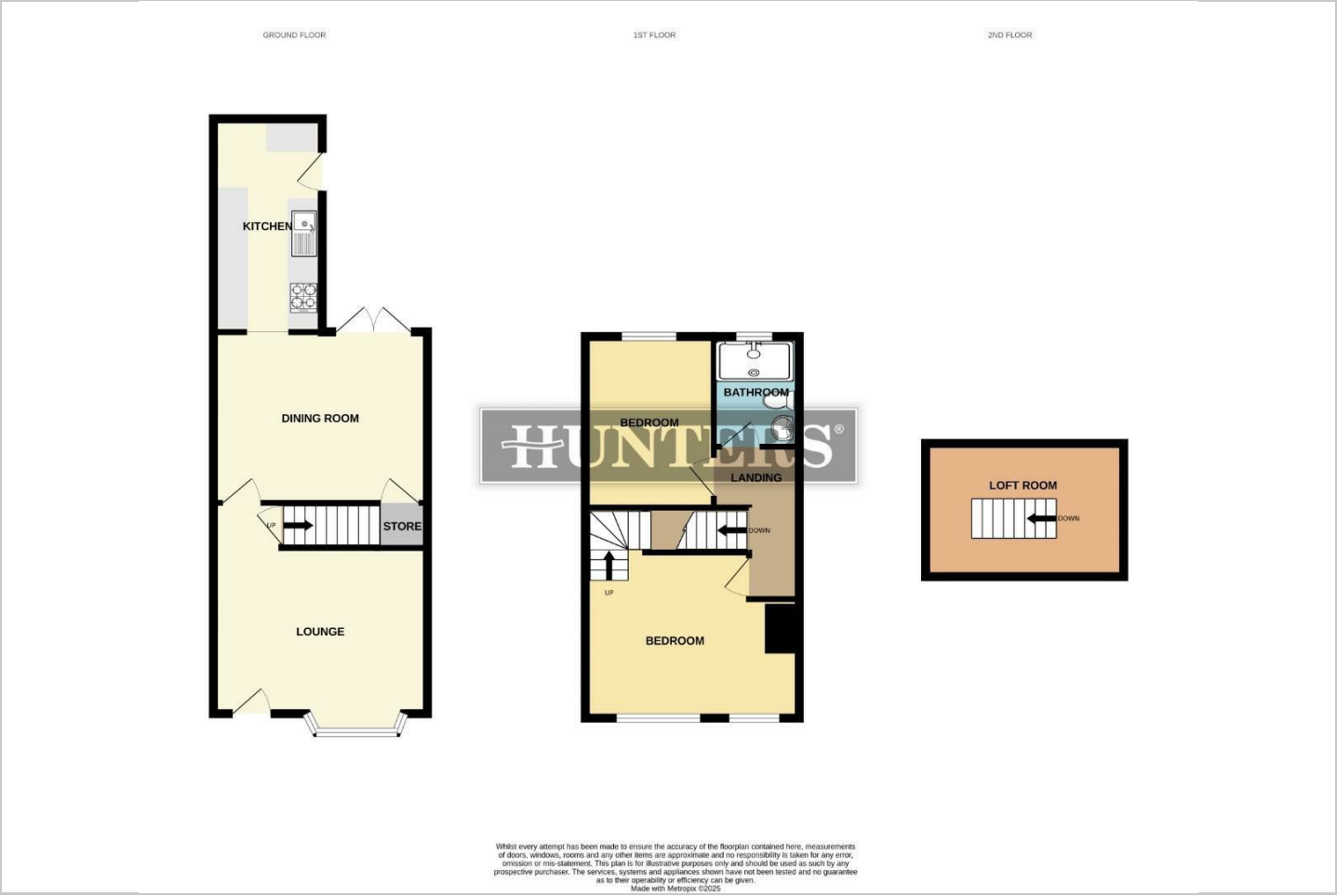
Rear Garden

The rear garden offers a generous paved patio area perfect for outdoor seating and entertaining. The space is enclosed by wooden fencing and includes a small, raised planting bed at the far end, providing a pleasant private outdoor area with low maintenance.

Material Information - Oldham

Tenure Type; Leasehold
Leasehold Years remaining on lease; 897
Leasehold Ground Rent Amount, £3.50
Council Tax Banding; A

Floorplan


GROUND FLOOR
1ST FLOOR
2ND FLOOR
KITCHEN
DINING ROOM
UP
STORE
LOUNGE
BATHROOM
BEDROOM
LANDING
DOWN
UP
BEDROOM
LOFT ROOM
DOWN
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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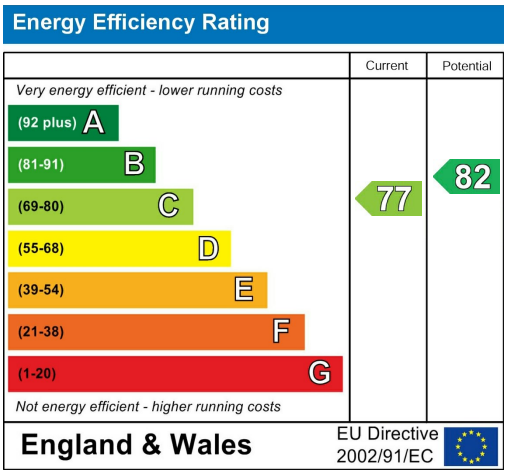
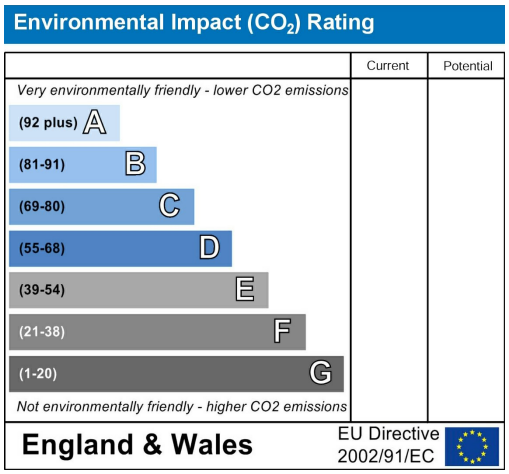
Energy Efficiency Graph

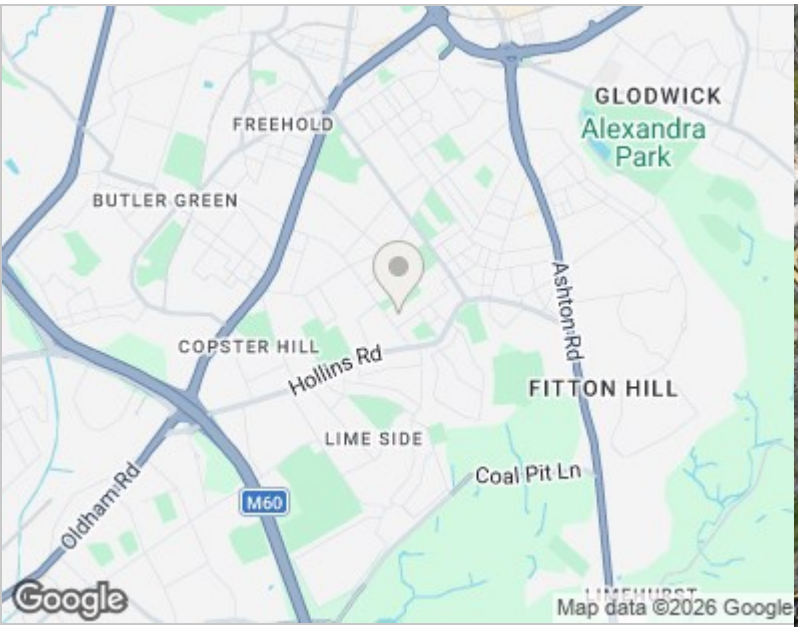




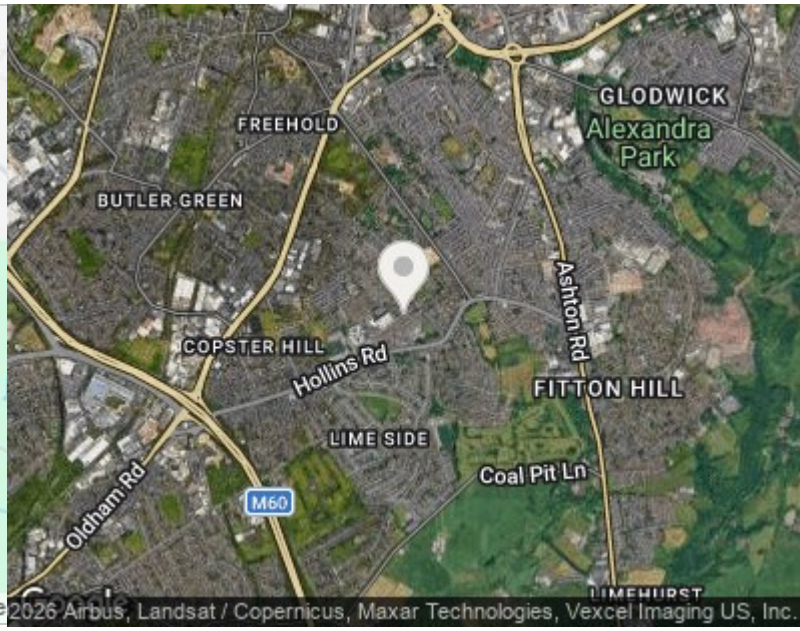
Viewing

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



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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.

832 Hollins Road, Oldham, OL8 4SR
Tel: 0161 669 4833 Email: oldham@hunters.com
https://www.hunters.com

The Property Ombudsman