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Reins Lee Avenue

Oldham, OL8 2QG

Offers Over £175,000

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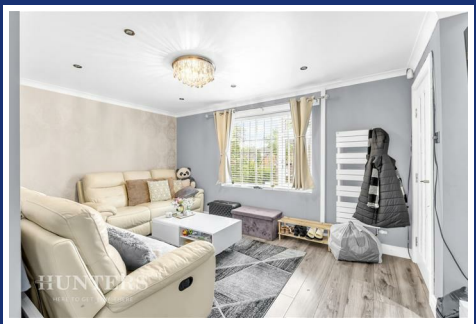
- SEMI-DETACHED
- 2 BEDROOMS
- GAS CENTRAL HEATING
- CONVENIENT LOCATION
- WELL PRESENTED
- FITTED KITCHEN DINER
- UPVC DOUBLE GLAZING
- VIEWING HIGHLY RECOMMEDED

Tel: 0161 669 4833

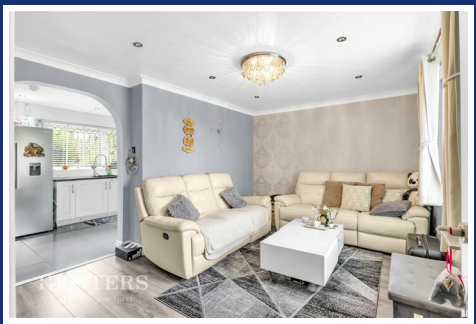
Reins Lee Avenue

Oldham, OL8 2QG

Offers Over £175,000







Welcome to this semi-detached home located on Reins Lee Avenue in Oldham. This well-presented and maintained property offers a comfortable living space, perfect for individuals or small families.

Built circa 1950, this home combines classic character with modern conveniences. It benefits from gas central heating and UPVC double glazing, ensuring warmth and energy efficiency throughout the year. The rear garden provides a delightful outdoor space, ideal for relaxation or entertaining guests.

Situated in a convenient location, this property offers easy access to local amenities, schools, and transport links, making it an excellent choice for those seeking both comfort and practicality. This house is a wonderful opportunity for anyone looking to settle in a friendly community. Don't miss the chance to make this lovely home your own.

Hallway

The entrance hall offers a welcoming space with wooden flooring that extends a warm feel upon entering. A large mirror runs along one wall, enhancing the sense of space and light, while a carpeted staircase leads to the upper floor, complementing the soft green walls.

Living Room

15'6" x 11'1" (4.74m x 3.40m)

This inviting living room is filled with natural light from a generous window framed by subtle beige curtains. The walls are tastefully finished in two tones, combining soft grey and beige hues with a feature textured wallpaper. Flooring is in a modern grey wood effect, and a contemporary light fitting adds a touch of elegance to the room.

Kitchen

19'3" x 9'6" (5.89m x 2.92m)

The kitchen is a bright and functional space, with white cabinetry providing plenty of storage and topped with granite work surfaces. Ample natural light floods the room through a large window overlooking the garden. The floor is tiled in large grey tiles, which are easy to maintain, and there is space for a dining table, making it a practical area for both cooking and casual meals.

Landing

The landing is carpeted and painted in the same calming green as the hallway, creating a cohesive flow throughout the home. It provides access to the bedrooms and bathroom and benefits from natural light.

Bedroom 1

15'6" x 11'0" (4.74m x 3.37m)

The main bedroom is a spacious and restful retreat featuring a large window that fills the space with natural light. The walls are painted in soft green tones with a feature wallpaper behind the upholstered bed, which features a tall, cushioned headboard. The room is carpeted for added comfort and has ample room for additional furniture.

Bedroom 2

12'4" x 9'6" (3.76m x 2.92m)

This second bedroom offers a cosy, well-lit space with a single bed and a distinctive geometric pattern wallpaper on one wall, complemented by mustard yellow painted walls. The room includes built-in white wardrobes for storage and has a carpeted floor, making it a practical and cheerful room suitable for a child or guest.

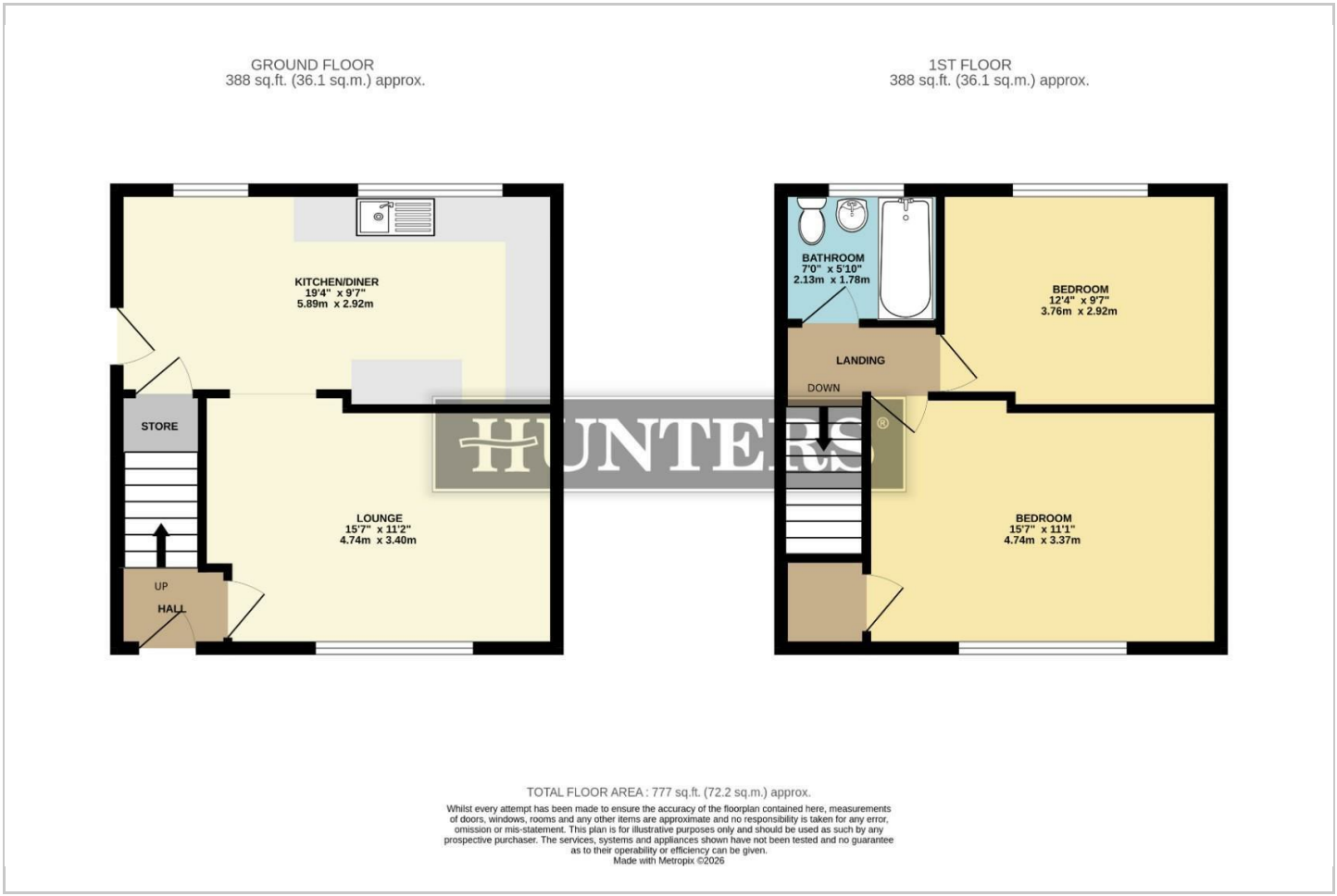
Bathroom

The bathroom is fitted with a white suite comprising a toilet, a vanity unit with wash basin, and a bathtub with an overhead shower. The walls around the bath are tiled in neutral tones, complementing the light beige tiles on the floor. A frosted window provides privacy while allowing light to enter the space.

Rear Garden

The rear garden is a generous, green outdoor space bordered by fencing and mature trees that offer privacy and a natural backdrop. It features a lawn area with some shrubs. This garden provides a pleasant setting for outdoor activities and gardening enthusiasts.

Floorplan


GROUND FLOOR
388 sq.ft. (36.1 sq.m.) approx.
1ST FLOOR
388 sq.ft. (36.1 sq.m.) approx.
KITCHEN/DINER
19'4" x 9'7"
5.89m x 2.92m
STORE
LOUNGE
15'7" x 11'2"
4.74m x 3.40m
UP
HALL
BATHROOM
7'0" x 5'10"
2.13m x 1.78m
LANDING
DOWN
BEDROOM
12'4" x 9'7"
3.76m x 2.92m
BEDROOM
15'7" x 11'1"
4.74m x 3.37m
TOTAL FLOOR AREA : 777 sq.ft. (72.2 sq.m.) approx.
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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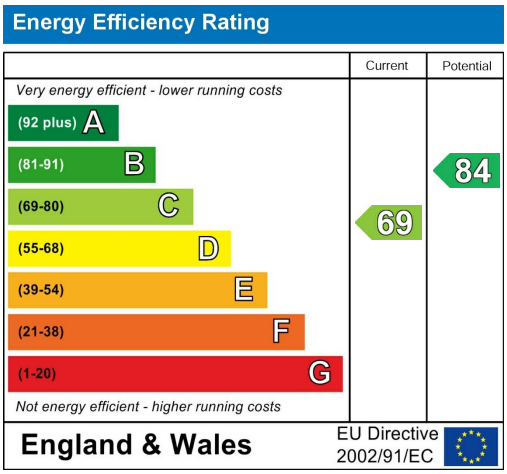


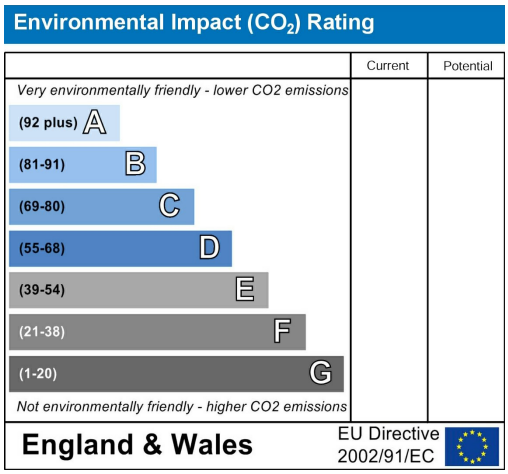






Energy Efficiency Graph

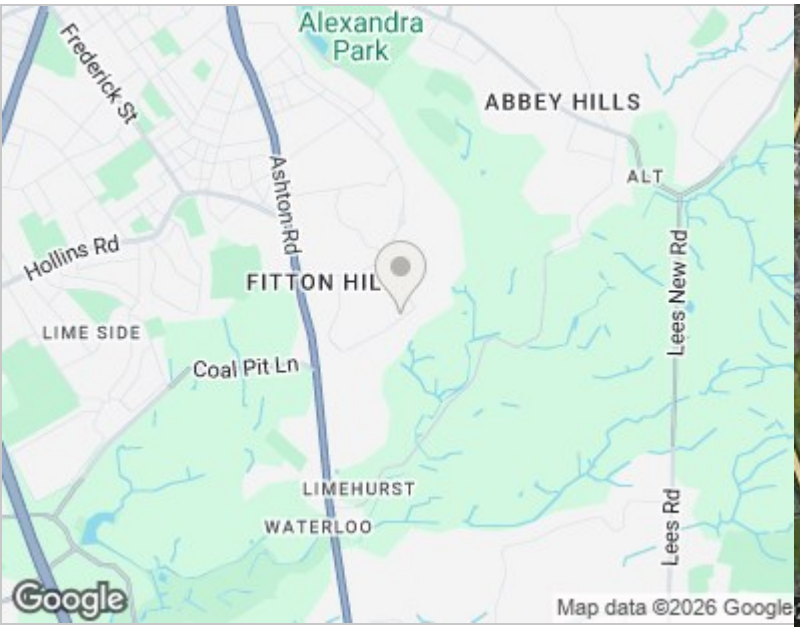




Viewing

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.

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The Property Ombudsman