

# HUNTERS®

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## Harrow Avenue

Oldham, OL8 4HY

Price £185,000



- WELL PRESENTED & MAINTAINED
- 3 BEDROOMS
- UPVC DOUBLE GLAZING
- IDEAL FIRST TIME PURCHASE
- EPC RATING C

- MID TOWN HOUSE
- GAS CENTRAL HEATING
- FRONT AND REAR GARDEN
- VIEWING RECOMMENDED

Tel: 0161 669 4833

# Harrow Avenue

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Welcome to this charming mid town house located on Harrow Avenue in the desirable area of Oldham, Lancashire. This delightful property boasts a well-presented and maintained interior, making it an ideal choice for families or first-time buyers seeking a comfortable home.

As you enter, you will find a welcoming reception room that provides a perfect space for relaxation and entertaining guests. The house features three bedrooms, offering ample room for family members or guests. Each bedroom is designed to provide a peaceful retreat, ensuring a restful night's sleep.

Situated in a quiet cul-de-sac, this property benefits from a tranquil environment, away from the hustle and bustle of busy roads. The location is perfect for those who appreciate a sense of community while still being conveniently close to local amenities, schools, and transport links.

This town house presents an excellent opportunity for anyone looking to settle in a friendly neighbourhood. With its well-maintained condition and inviting atmosphere, it is ready for you to move in and make it your own. Don't miss the chance to view this lovely home; it could be the perfect fit for your lifestyle. EPC Rating C



### Hallway

This welcoming entrance hall features a neutral floral wallpaper and a striped carpet that continues up the stairs, setting a warm tone as you enter the home. The white front door allows in natural light, creating a bright and inviting space.

### Living Room

13'1" x 11'5" (4.0m x 3.5m)

A cosy sitting room with a striking floral wallpaper on one wall, complemented by light-coloured walls elsewhere. A large window with diamond-patterned leaded glass fills the room with natural light, while built-in white cabinets offer discreet storage and display space.

### Kitchen

15'1" x 9'6" (4.6m x 2.9m)

The kitchen is bright and cheerful with bold yellow walls that contrast with sleek, modern cream cabinetry. Ample work surfaces and integrated appliances, including an oven and microwave, create a practical workspace. Large windows overlook the rear garden, bringing in plenty of natural light.

### Landing

Carpeted stairs with striped carpet matching the hallway lead upstairs to the landing, which is similarly decorated with floral wallpaper. This landing links the bedrooms and bathroom, creating a light and welcoming transition space.

### Bedroom 1

12'1" x 11'5" (3.7m x 3.5m)

A generously sized bedroom featuring a soft blue accent wall and carpeted flooring. The room benefits from a large window with diamond-patterned leaded glass, which brightens the space. The room also includes built-in storage cupboards providing ample space for clothing and personal items.

### Bedroom 2

12'1" x 9'6" (3.7m x 2.9m)

This cheerful bedroom is painted in a lively green with a large window overlooking the garden,

allowing in plenty of natural light. The room benefits from extensive built-in wardrobes and storage cupboards along one wall, ideal for organising clothes and belongings. The carpeted floor adds a cosy touch to the space.

### Bedroom 3

12'1" x 6'6" (3.7m x 2.0m)

A compact bedroom with vibrant blue walls and a single bed. The room is finished with wood-effect flooring and includes a window that lets in natural light. Its size makes it suitable as a child's bedroom, guest room, or study space.

### Bathroom

A bright and practical bathroom with white tiled walls and flooring in a darker slate tone. It includes a white toilet, wash hand basin and a corner shower enclosure with a frosted window above, providing natural light and ventilation while maintaining privacy.

### Rear Garden

The rear garden features a tiered layout with a stone patio area closest to the house, ideal for seating or al fresco dining. Steps lead up to a higher level with planted borders and a retaining wall, offering a private, green space that is well enclosed by fencing.

### Material Information - Oldham

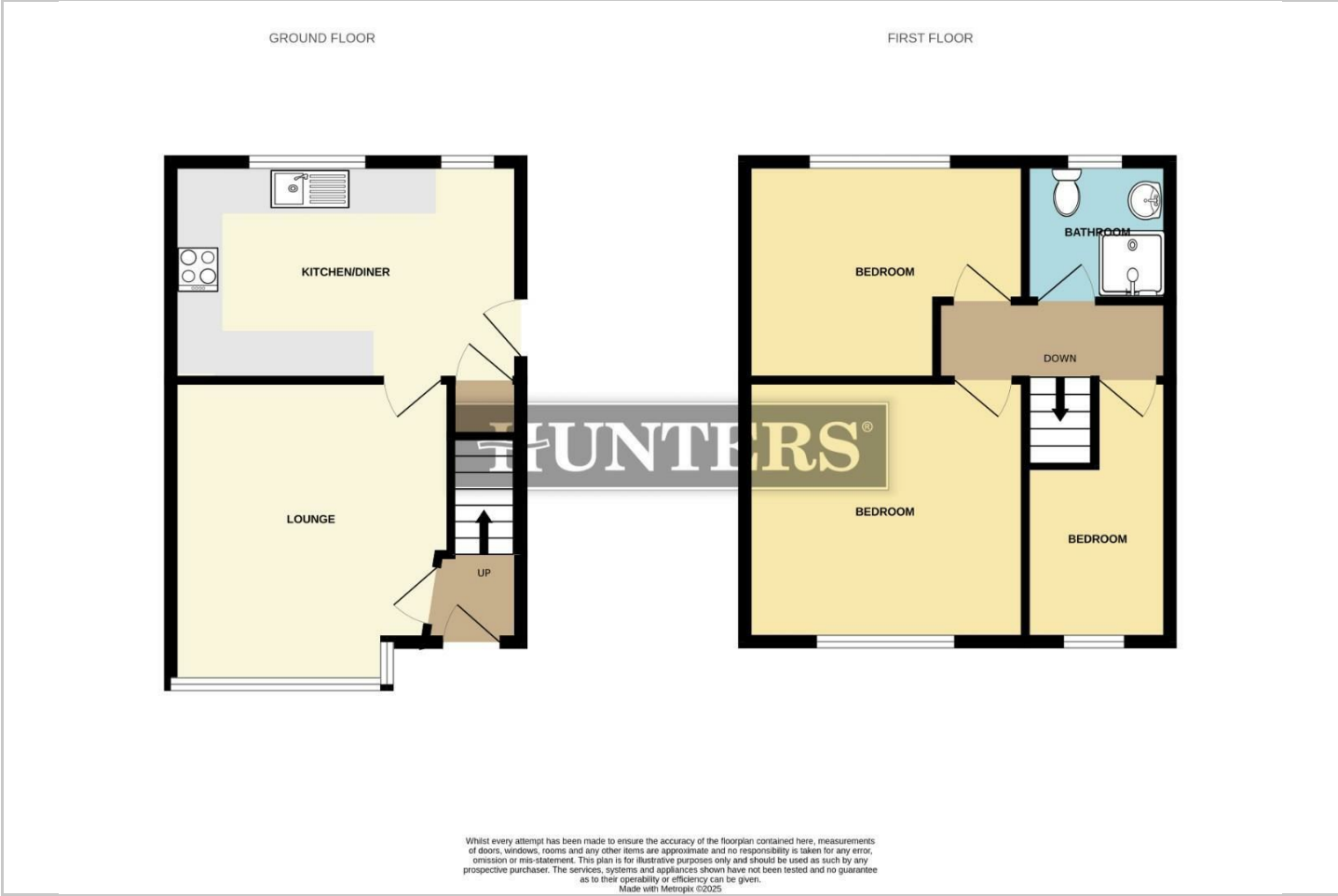
Tenure Type; Leasehold

Leasehold Years remaining on lease; 927

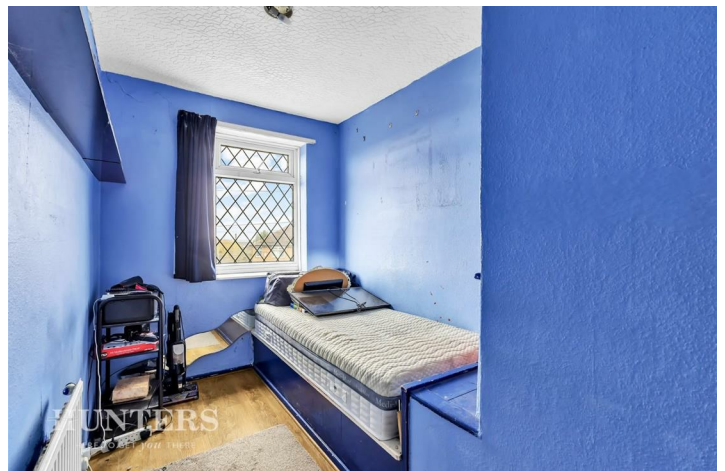
Leasehold Ground Rent Amount, £5.00

Council Tax Banding; A

Floorplan



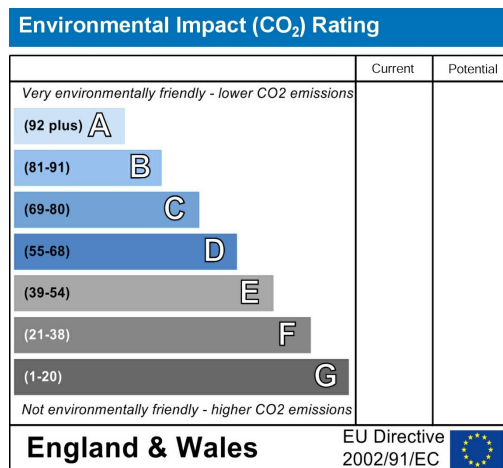
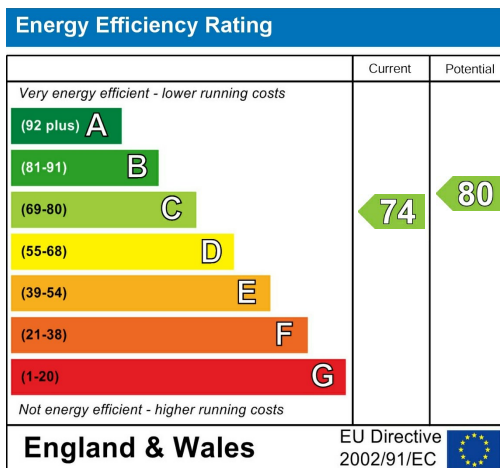








## Energy Efficiency Graph



## 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







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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