

# HUNTERS®

HERE TO GET *you* THERE



## Ralstone Avenue

Oldham, OL8 1LY

Offers In The Region Of £163,995



Council Tax: A



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Welcome to this ready to move into end town house that is perfect for first-time buyers or investors alike. This well-presented property boasts a cosy reception room, two bedrooms, and a modern bathroom.

As you step inside, you'll be greeted by a warm and inviting atmosphere, thanks to the gas central heating and the abundance of natural light that floods through the UPVC double glazed windows. The layout of the house is practical and functional, making it easy to envision your dream home in this space.

One of the standout features of this property is the solar panels, offering an eco-friendly and cost-effective way to power your home. Imagine the savings on your energy bills and the positive impact on the environment!

Conveniently located this house is not only a place to call home but also a smart investment opportunity. With its convenient its well-maintained condition, this property is sure to attract interest from those looking to settle down or grow their property portfolio.

**\*\*The property has had a new roof covering in June 2025\*\***

## Entrance Hall

Upvc entrance door, stairs to first floor landing.

## Lounge

11'9" x 11'9" (3.6m x 3.6m)

Inset gas fire, Upvc double glazed window, radiator.

## Kitchen

15'1" x 7'2" (4.6m x 2.2m)

Fitted wall and base units with work surfaces and tiled splashback, electric oven, gas hob and extractor hood. Integrated fridge freezer, washing machine and dishwasher. Under stairs storage cupboard, Upvc double glazed window, radiator.

## Bedroom 1

15'1" x (max) x 10'9" (4.6m x (max) x 3.3m)

Fitted wardrobes, Upvc double glazed windows, radiator.

## Bedroom 2

8'6" x 8'6" (2.6m x 2.6m)

Upvc double glazed window, radiator.

## Shower Room

Corner shower cubicle, wash hand basin and low level wc. Upvc double glazed window, radiator.

## Externally

Flagged garden area to the front with enclosed garden to the rear which has a flagged patio area and artificial grass.

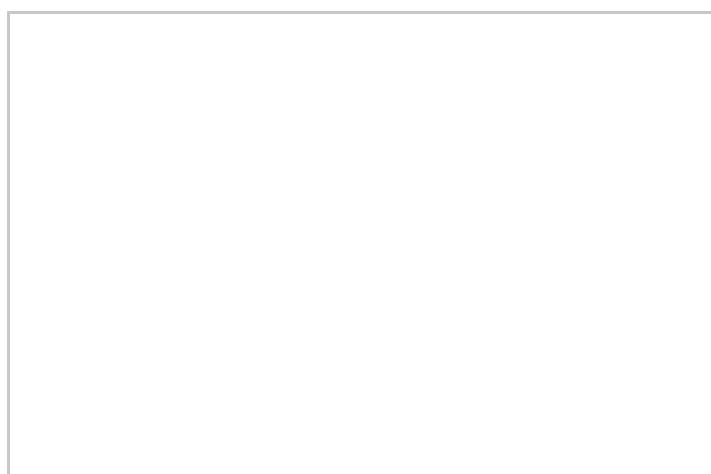
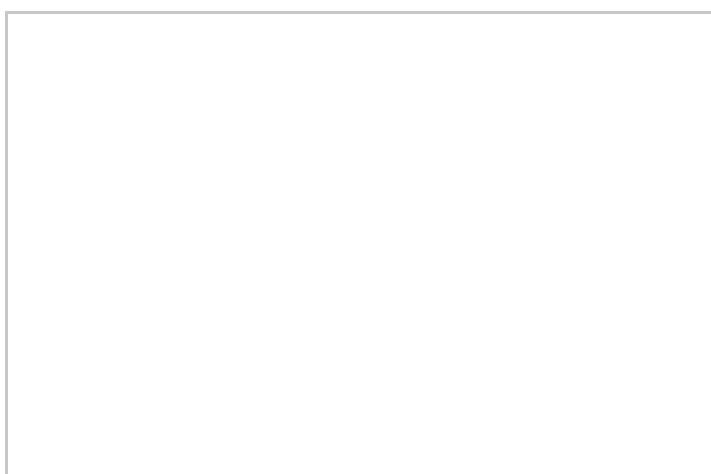
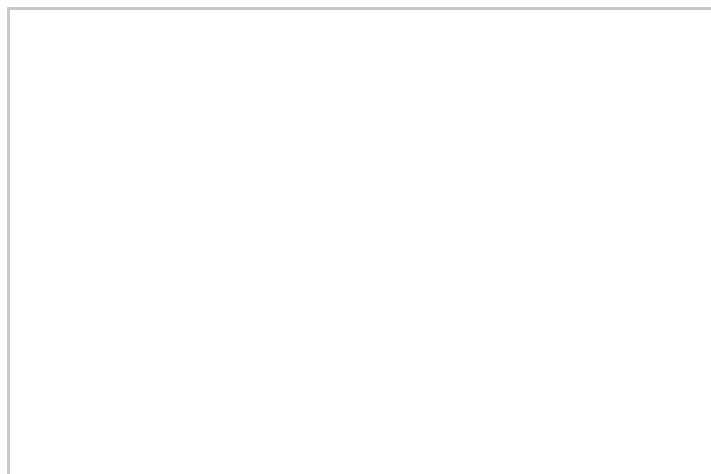
## Material Information - Oldham

Tenure Type; Leasehold

Leasehold Years remaining on lease; 846

Leasehold Ground Rent Amount; £5.00

Council Tax Banding; A



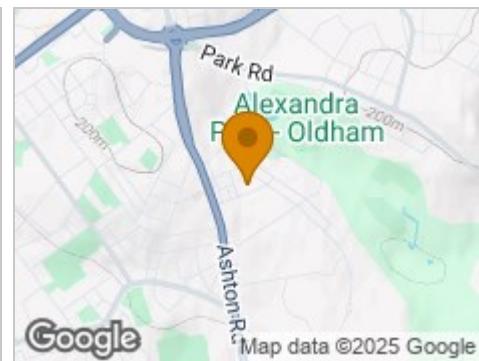
## Road Map



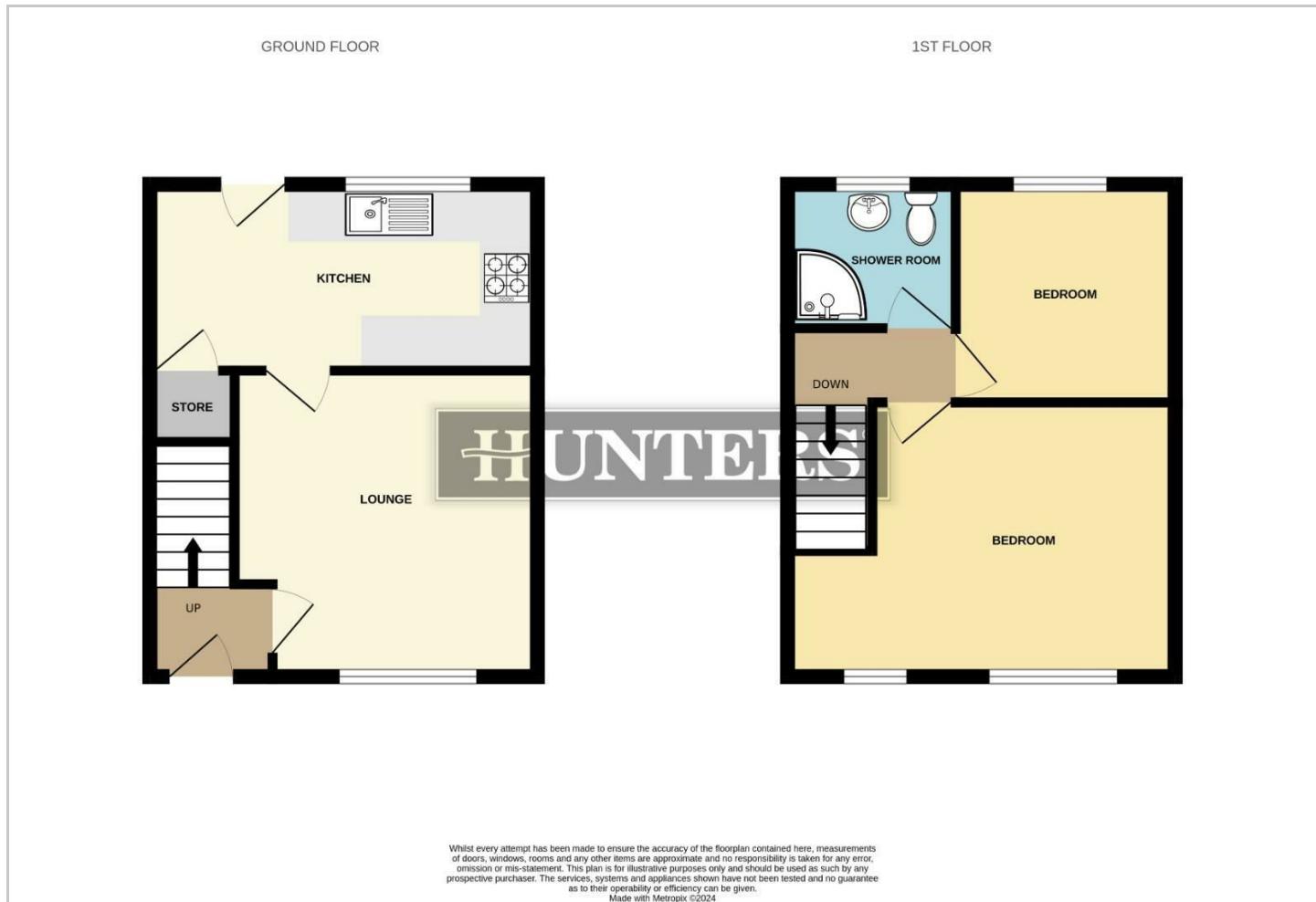
## Hybrid Map



## Terrain Map



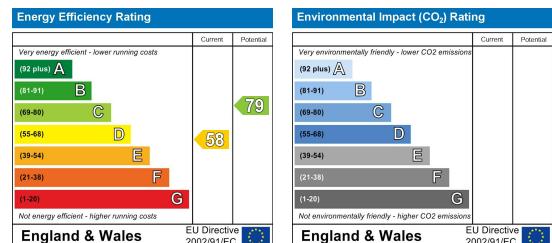
## Floor Plan



## 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.

## Energy Efficiency Graph



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.