

# HUNTERS®

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## Clovelly Avenue

Oldham, OL8 3UW

Price £175,000



- MID TERRACE
- 2 RECEPTION ROOMS
- UPVC DOUBLE GLAZING
- ENCLOSED YARD TO REAR
- CLOSE TO LOCAL TRANSPORT LINKS

- WELL PRESENTED & MAINTAINED
- 2 BEDROOMS
- GAS CENTRAL HEATING
- CONVENIENT LOCATION

Tel: 0161 669 4833

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Oldham, OL8 3UW

Price £175,000



Offered for sale is this well-presented and beautifully maintained two-bedroom mid-terrace property ideally situated in a quiet cul-de-sac position within the popular Hollins area.

The ground floor accommodation comprises an entrance hallway leading to two generous reception rooms – perfect for comfortable family living and separate dining/entertaining spaces. The fitted kitchen is practical and modern, complete with a range of wall and base units.

To the first floor are two good-sized bedrooms and a family bathroom, providing ample space for a small family or first-time buyers.

The property benefits from gas central heating and uPVC double glazing throughout, ensuring warmth, efficiency, and reduced noise. Externally, there is a small forecourt to the front and a fully enclosed yard to the rear – ideal for secure outdoor space, storage, or relaxing in privacy.

Conveniently located for local schools, shops, amenities, and excellent transport links, making commuting straightforward.

This charming home is ready to move into and offers fantastic value in a sought-after location. Early viewings are strongly recommended to avoid disappointment.

Call now to arrange your viewing!

## Hallway

This welcoming hallway features a bright front door with decorative glass panels, allowing natural light to filter through. The walls are painted white, complemented by a light wood-effect floor, creating a fresh and airy entrance to the home.

## Living Room

11'10" x 10'10" (3.6m x 3.3m)

The living room is a cosy space with a large bay window fitted with vertical blinds, flooding the room with natural light. The walls are painted in soft neutral tones with one accent wall in a muted teal shade, highlighted by a substantial stone fireplace that acts as a charming focal point. The carpet underfoot adds warmth, and the room comfortably accommodates seating and entertainment areas, perfect for relaxing and spending time with family.

## Reception Room

15'1" x 11'6" (4.6m x 3.5m)

This second reception room benefits from abundant natural light through a window overlooking the garden. It features a wooden laminate floor and a traditional red-brick fireplace, creating a warm and inviting atmosphere. The walls are painted in a soft green shade that complements the light flooring and brightens the room. This versatile space can be used as a dining area or a secondary sitting room, with direct access to the kitchen.

## Kitchen

7'10" x 6'11" (2.4m x 2.1m)

The kitchen is compact yet efficiently designed, featuring white gloss cabinets paired with wood-effect work surfaces that add warmth to the space. It is fitted with modern appliances including an electric oven, hob and extractor. A window above the sink looks out onto the garden, bringing in natural light, while the light wood-effect flooring complements the overall clean and fresh aesthetic of the room.

## Landing

The carpeted staircase and landing are painted in a crisp white shade with contrasting grey trim on

the bannisters and door frames. The landing benefits from a large window, allowing natural light to brighten the space and making it an airy transitional area between the ground and first floors.

## Bedroom 1

14'5" x 11'10" (4.4m x 3.6m)

This spacious double bedroom is bright with two large windows providing plenty of natural light. The neutral colour scheme and light carpeting create an inviting and restful atmosphere. The room is generously sized to comfortably accommodate bedroom furniture and additional seating or workspace, making it a versatile and comfortable private retreat.

## Bedroom 2

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

This smaller double bedroom features light carpeting and a neutral décor, enhanced by bright yellow curtains that add a cheerful touch. A window overlooks the garden, allowing for natural light.

## Bathroom

7'10" x 6'11" (2.4m x 2.1m)

The bathroom is decorated with pale green walls and features a white suite including a bathtub with an overhead electric shower, a toilet, and a small sink with a cupboard beneath. A frosted window allows for privacy while admitting natural light, and the wood-effect flooring contrasts softly with the decor for a clean and practical feel.

## Rear Garden

The rear garden is a neatly paved courtyard enclosed by red fencing and brick walls. It offers a private outdoor space with room for seating and pots for plants. A gate leads out to an adjacent green hillside, providing a pleasant backdrop and additional open space beyond the immediate garden area.

## Material Information - Oldham

Tenure Type; Leasehold

Leasehold Years remaining on lease; 894

Leasehold Ground Rent Amount, £2.50

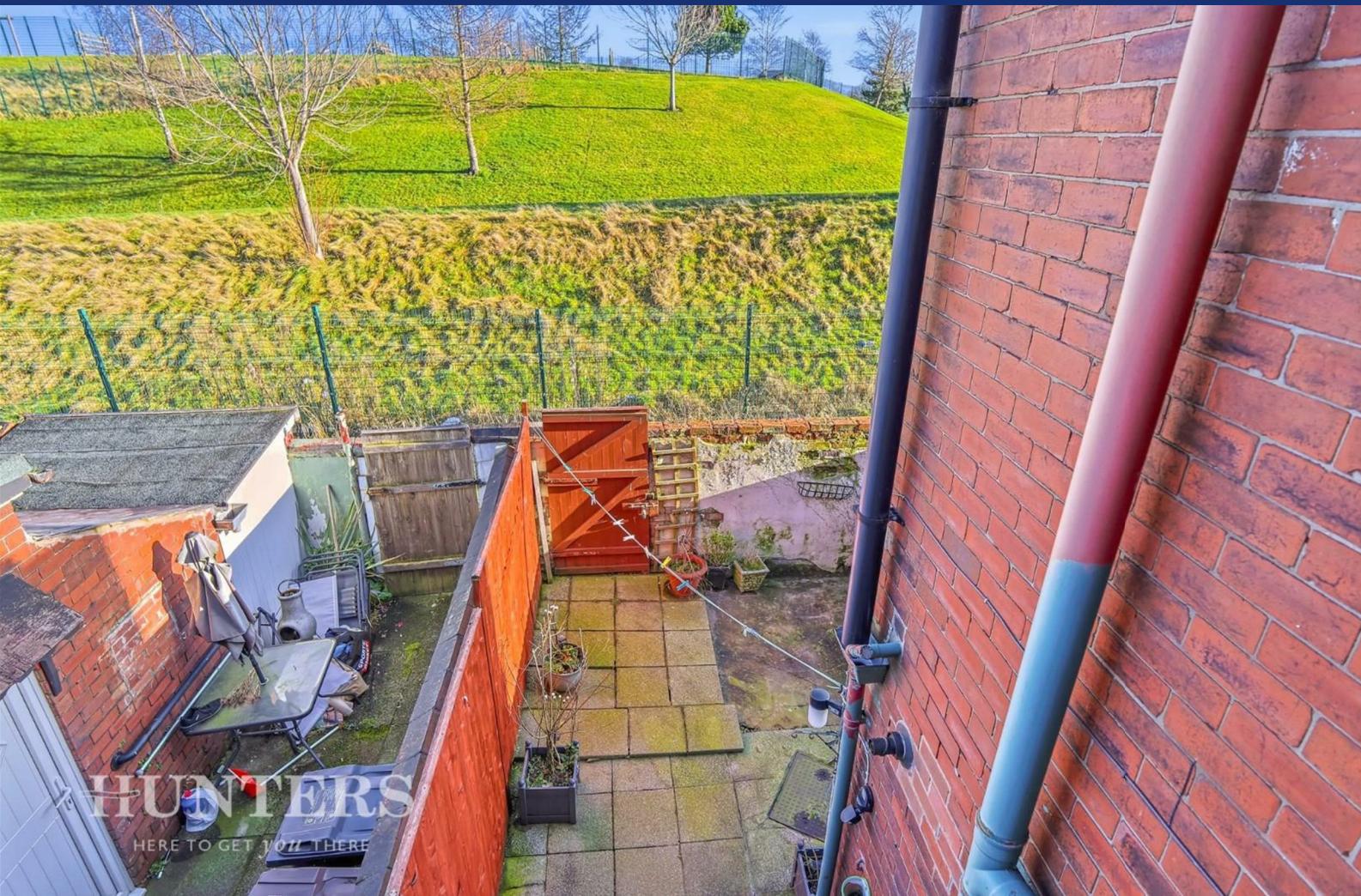
Council Tax Banding; A

## Floorplan

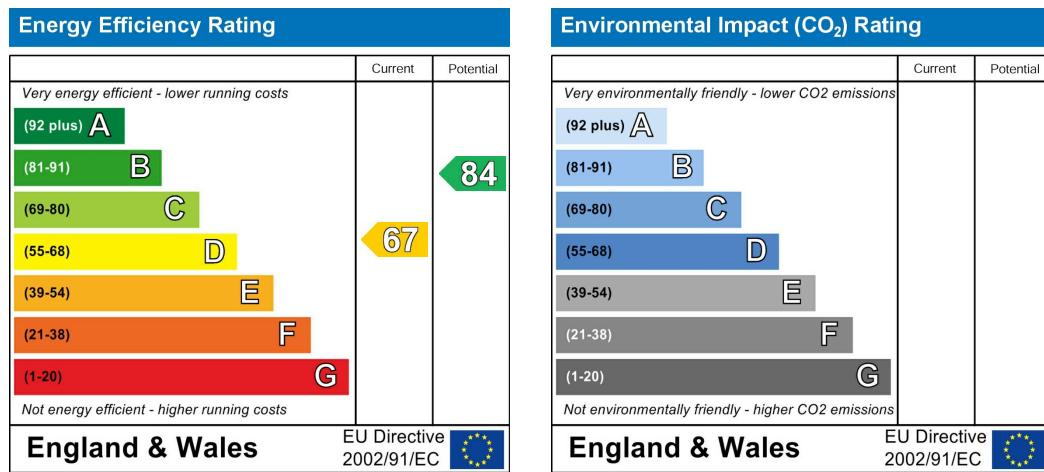




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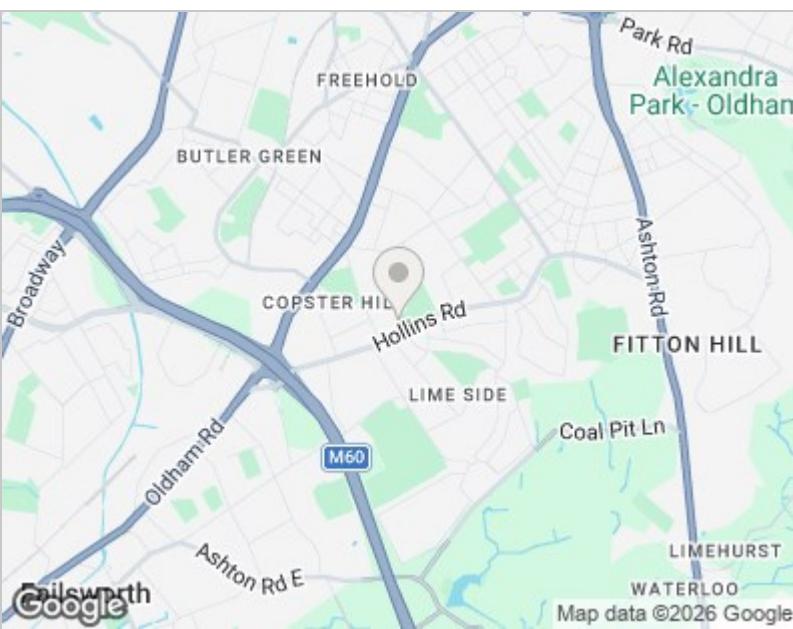
## Energy Efficiency Graph



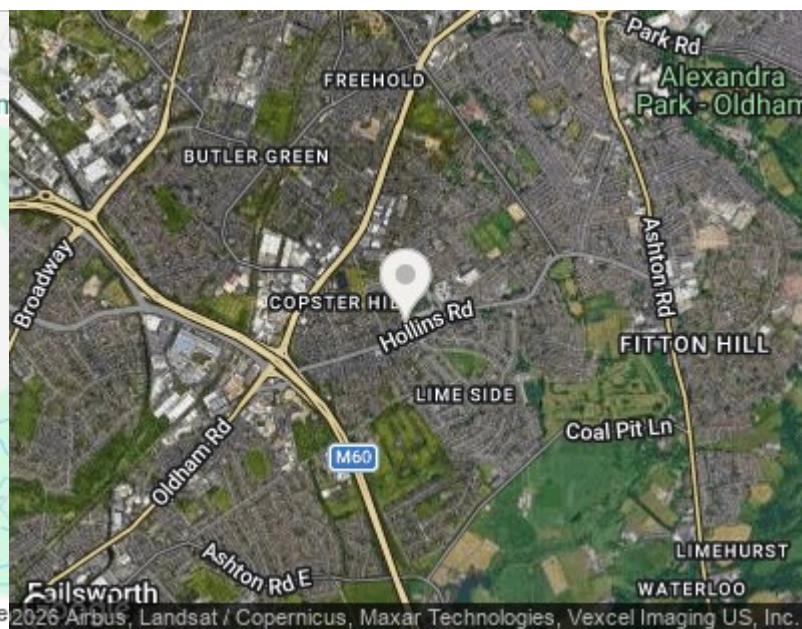
## Viewing

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



Tel: 0161 669 4833



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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