



99Home Ltd.
99Home Ltd,
Sutton Business Centre,
Restmor Way,
Wallington,
SM6 7AH,
Phone :0203 5000 999
Email
:info@99home.co.uk

4 Bed Town House In Friezland Lane , Oldham, OL3 7EU

£495,000





SHORT DESCRIPTION

Property Ref: 17025 Key features: * NO CHAIN! * SOUGHT AFTER GREENFIELD * TURNKEY SEMI DETACHED * 4 DOUBLE BEDROOMS * GARAGE & DRIVEWAY PARKING * BREATHTAKING VIEWS FROM PRIVATE BALCONY * WEST FACING REAR GARDEN * STUNNING VIEWS TOWARDS POTS & PANS * 10 MINS WALK TO GREENFIELD TRAIN STATION, TO MANCHESTER IN 22 MINS * WALKING DISTANCE TO POPULAR SCHOOLS * LEASEHOLD - 977 YEARS REMAINING £185 PER ANNUM * COUNCIL TAX BAND - D * NEW BOILER - 10 YEAR WARRANTY * EPC RATING - C (79) Full Description: This beautiful 4 bedroom, 3 bathroom semi-detached with outstanding views in sought after Greenfield which must be viewed to be appreciated. This turnkey semi-detached home, offering true luxury townhouse living across three floors, suitable for couples or growing families seeking a modern home in the highly desirable village of Greenfield with access to Uppermill. Entering through a covered porch, you are greeted by a tropical styled WC, perfect when hosting guests. The hallway comprises of an internal door with access to an extended single garage and utility space with remote controlled electric door. In addition, there is an under stairs storage cupboard. The modern but homely recently redesigned kitchen diner completes the ground floor. The kitchen includes an AEG double integrated oven, a hotpoint integrated microwave, a sleek 4 ring AEG induction hob set, a smart linked AEG ceiling extractor, an integrated Hisense smart Wi-Fi linked dishwasher, and space for a standard sized freestanding American fridge-freezer. Upvc double French doors open onto a sun drenched courtyard, perfect for hosting or relaxing on a summer's day. Walking up the panelled staircase leads to the first floor comprising of a large but cosy country style lounge complete with newly designed media wall and fantastic outward facing views towards Pots & Pans. There is also two generous sized and light double bedrooms and a modern three piece family bathroom to complete this floor. The second staircase reveals a charming skylight leading to the spacious master bedroom complete with private balcony overlooking Pots & Pans, a luxury en-suite with a modern rainfall shower and a Velux window with views. There is an additional double bedroom on this floor currently used as an office with built in wardrobes. Externally, there is a driveway to the front of the house. Room measurements below: Entrance Hall - 2.15m x 4.60m Kitchen Diner - 5.00m x 3.81m Downstairs WC - 0.83m x 1.63m Garage - 2.70m x 5.91m 1st Floor Hallway - 2.77m x 1.94m Lounge - 5.00m x 4.00m Double Bedroom 1 - 2.80m x 3.76m Double Bedroom 2 - 2.15m x 3.60m Family Bathroom - 2.11m x 1.65m 2nd Floor Hallway - 1.01m x 0.85m Master Bedroom - 3.53m x 4.18m Ensuite - 1.33m x 1.99m Double Bedroom 3 - 2.38m x 5.00m Property Type: Town House Full selling price: £495000.00 Pricing Options: Guide Price Tenure: Leasehold Remaining lease (In Year): 977 Yearly Ground Rent Cost: £185.00 Yearly Management Cost: £0.00 Council tax band: D EPC rating: C Measurement: 1194.794 sq.ft. Outside Space: Rear Garden, Balcony Parking: Garage, Driveway Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied -----



Bed Room(s)



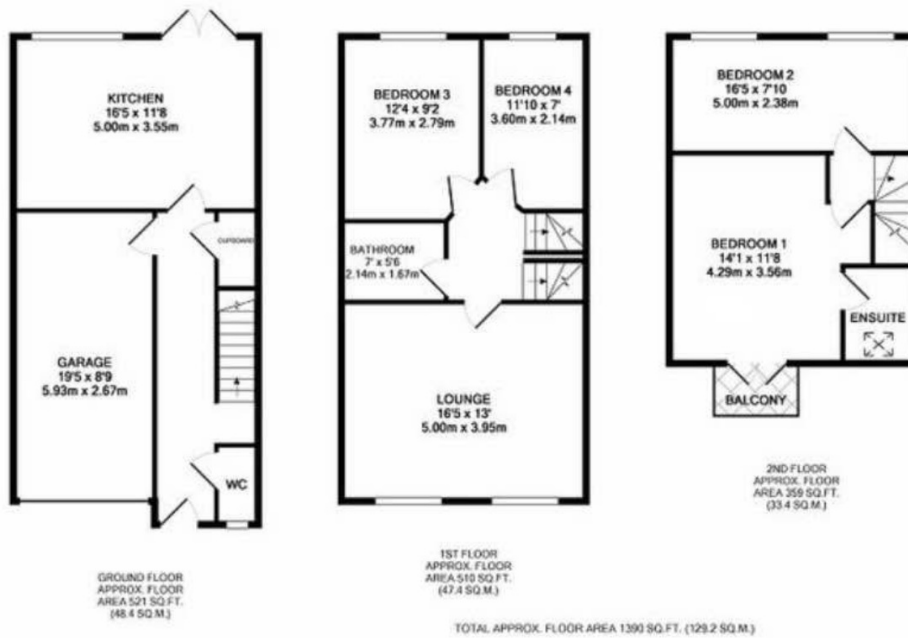
Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

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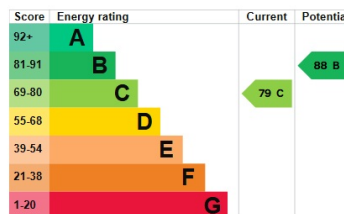
Valid until 10 May 2032	Certificate number 0514-4001-9205-6492-1200
Property type	Semi-detached house
Total floor area	111 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be B.
[See how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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