



14 Buxted Road Oldham, OL1 4LP

Uniquely redesigned 3 bedroom home with large garden. This 3 property has been redesigned to allow the open plan living to be located upstairs to fully benefit from the views over Stoneleigh park and the balcony over the garden. Briefly this property comprises, to the ground floor; Entrance hall, 2 double bedrooms and the modern fitted bathroom. To the first floor is the third bedroom / study and open plan living / kitchen / diner with French doors leading to the balcony and stairs overlooking the garden. With a short walk to the Metrolink tram Station, and many good schools this property is an ideal choice for families. This property is offered with NO CHAIN.



Semi Detached

Three Bedrooms

Lounge upstairs with views over the park

Large Rear Garden

Open plan living / kitchen

Rear Balcony Overlooking Garden

Good Primary and High schools

Modern fitted bathroom

Offers Over £172,000

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Oldham, OL1 4LP

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Hall 9' 4" x 4' 4" (2.84m x 1.31m)

Welcoming entrance hall with room for cloaks, and a good sized storage cupboard containing the modern combi boiler. Access to bedrooms and bathroom. Stairs to the first floor.

Bedroom 2 9' 5" x 10' 9" (2.88m x 3.28m)

Pleasant double room with bay window allowing light to flow into the room. Fitted wardrobes. Carpeted. Lovely views.

Bedroom 1 11' 6" x 10' 9" (3.50m x 3.28m)

Lovely Large double room that looks over the large rear garden.

Bathroom 7' 10" x 6' 9" (2.38m x 2.06m)

3 piece suite in white comprising P shaped bath with shower above and glass screen, Pedestal wash hand basin and w/c.

Office /bed 3 5' 5" x 7' 0" (1.65m x 2.13m)

Currently being used as an office but could be used as a 3rd bed or craft room etc.

Lounge/Diner 23' 4" x 10' 9" (7.10m x 3.28m)

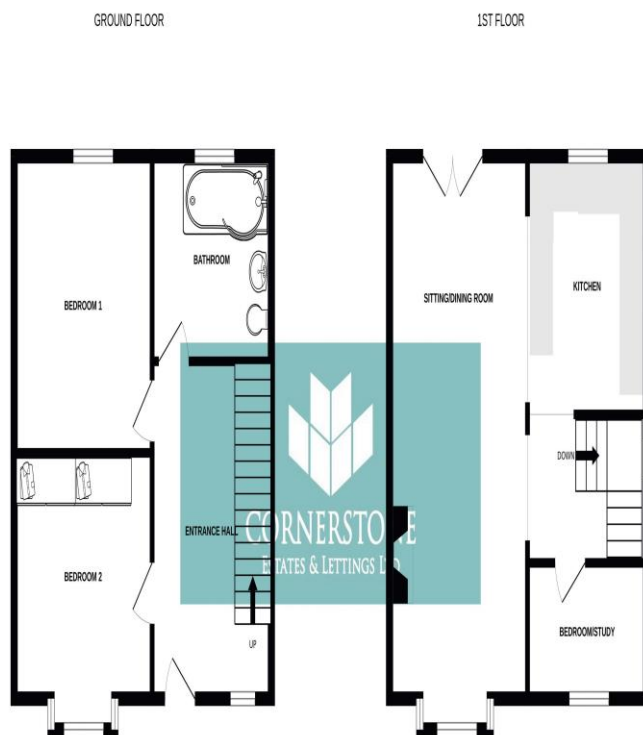
Large open plan room with views to the front over the park, and views through French doors over the balcony and rear garden. Open to the stairs and kitchen. Loft accessed by pull down ladders.

Kitchen 8' 0" x 10' 9" (2.45m x 3.28m)

Open plan kitchen with a range of modern fitted units and worktops. 4 burner gas hob, single oven and hood extractor. Views over rear garden.

Rear Garden

Patio area accessed from the balcony or side entrance, a higher level with cobble stone and decking feature and the higher level is laid to lawn and has a summer house/shed. The garden is surrounded by plants and shrubs.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 is given as to their operability or efficiency can be given.
Made with Metropix (2023)

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy performance certificate (EPC)

33, Hilltop Drive
Royton
OLDHAM
OL2 6AG

Energy rating

C

Valid until: 6 November 2028

Certificate number: 9766-2816-7098-9208-8911

Property type	Mid-floor flat
Total floor area	41 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](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is C. It has the potential to be C.

[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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		