



3 Lichens Crescent Oldham, OL8 2NS

Great opportunity to purchase this freehold property which boasts 4 double bedrooms and two reception rooms . This is a spacious property which is in need of some modernisation has large mature gardens and driveway. Briefly comprising of hall ,downstairs WC , lounge with bay window, large kitchen diner and an additional dining room with french doors opening out onto the stunning mature garden. Upstairs boasts 4 double bedrooms and a 4 piece white bathroom suite.

4 Double Bedrooms

2 Reception Rooms

Shed Store

Driveway

Semi-Detached

Freehold

Large Mature Gardens

£219,950

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Front garden

Driveway with mature gardens on both sides . Car port and lean to storage shed.

Entrance Hall 10' 5" x 8' 6" (3.17m x 2.60m)

Welcoming hallway which has doors leading to downstairs WC , lounge and kitchen. Upper floor also accessed from the hallway.

Lounge 11' 9" x 15' 11" (3.58m x 4.84m)

Good sized lounge with bay window overlooking front garden. Fire surround with electric fire . Dining room can be accessed from this room as well as the kitchen.

Kitchen/Breakfast Room 11' 9" x 15' 7" (3.57m x 4.74m)

Large kitchen with a range of base and wall units. Plumbed for washing machine. Two walk in cupboards for extra storage. Side door gives outside access to driveway under the carport. There is also a door leading to the dining room

Family Bathroom 8' 8" x 4' 10" (2.65m x 1.47m)

White 4 piece bathroom suite comprises of Bath separate shower tray , w/c and wall mounted wash basin.

Bedroom 1 10' 2" x 14' 6" (3.10m x 4.42m)

Good sized double room with ample wardrobe space. This room overlooks the front garden.

Bedroom 2 11' 9" x 10' 1" (3.57m x 3.08m)

Good sized double room which overlooks the rear garden . Built in single robe cupboard.

Bedroom 3 10' 2" x 7' 8" (3.09m x 2.33m)

Double room with large alcove ideal for fitted wardrobe.

Bedroom 4 8' 8" x 8' 8" (2.63m x 2.65m)

Double room which has rear aspect overlooking garden.

Rear Garden

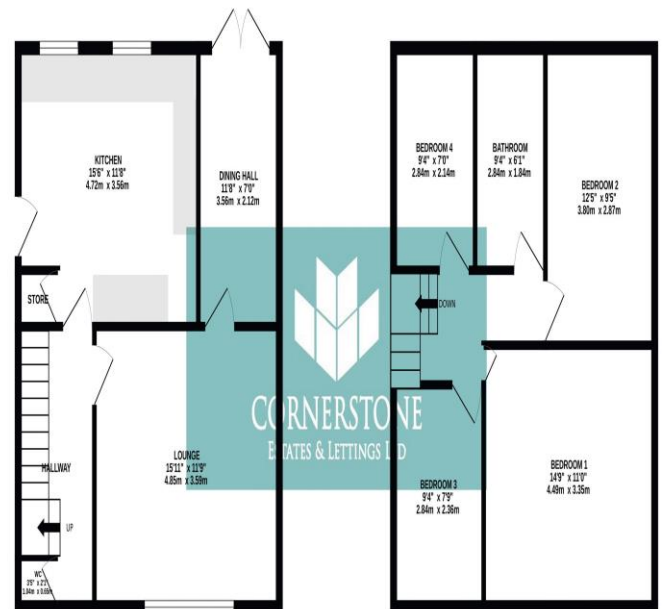
Paved patio area with the garden bursting with mature and well-manicured shrubs and plants.

Carport/driveway

Double gates lead to the driveway where there is a car port and a shed for storage.

GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.

1ST FLOOR
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA: 1053 sq.ft. (97.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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)

3 Lichens Crescent
OLDHAM
OL8 2NS

Energy rating

D

Valid until: **1 July 2033**

Certificate number: 0340-2441-9160-2427-1071

Property type

Semi-detached house

Total floor area

107 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 D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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