



54 Bottomfield Close Oldham, OL1 4AT

Immaculate 2 bedroom semi detached home ready to move in to, benefiting from newly fitted modern kitchen and bathroom. Internally this much loved property comprises; Entrance porch, lounge, dining kitchen with integrated appliances. To the first floor are the two double bedrooms and the shower room with walk in shower. Externally, this property has a lawn and driveway to the front and a tiered garden with artificial grass to the rear and a large patio to the side with timber built shed. The property itself has recently been improved and offers the buyer great value for money with the Rock door, new windows, new boiler and tasteful decor throughout. Internal viewings highly recommended.

Superior bathroom

Large garden plot

2 double bedrooms

New Doors and windows

Modern fitted kitchen

Driveway

Immaculately presented

New boiler

£159,950

54 Bottomfield Close

Oldham, OL1 4AT

£159,950

Entrance Porch

Rock door. Window to the front. CCVT and alarm panel.

Lounge

Stairs to the first floor accommodation and door to the dining kitchen. Feature electric fireplace.

Dining kitchen 8' 5" x 11' 11" (2.57m x 3.64m)

Modern white gloss base and wall cabinets with concrete effect worktops. Integrated fridge, freezer, washing machine, oven and hob with extractor fan above. Combi Boiler. Space for dining table. French doors to the rear garden.

Bedroom 1 8' 6" x 12' 0" (2.6m x 3.65m)

Double bedroom to the front elevation.

Bedroom 2 8' 11" x 12' 0" (2.71m x 3.67m)

Double bedroom to the rear elevation.

Shower Room 4' 11" x 7' 3" (1.5m x 2.21m)

Walk in shower with dual heads and glass screen, floating vanity wash hand basin and low level w/c. Decorative towel rail. Beautifully textured marble effect tiled walls. Built in storage cupboard.

Tenure

We are advised this is leasehold with 972 years remaining and £50 per year ground rent.

Council Tax

Band A

Financial Advice

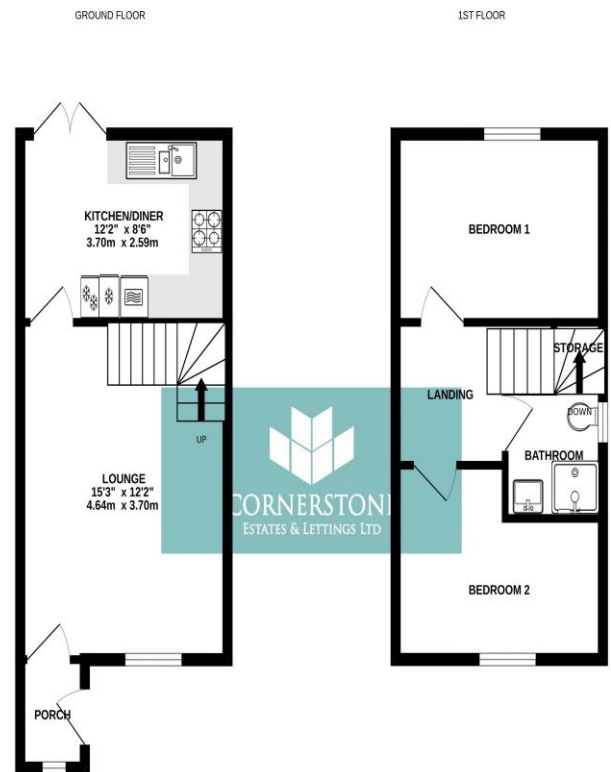
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Front garden

Driveway with gated access to the side patio and lawn to the side.

Rear Garden

ON a large plot, this garden has a paved patio to the side with a timber built shed, complete with electricity supply and lighting. The patio extends to the rear of the garden and there are steps up to the elevated levels with artificial grass and a feature pond.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, windows, doors 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 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.
Hedden House 10/2/22

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)

54, Bottomfield Close
OLDHAM
OL1 4AT

Energy rating

D

Valid until: **27 March 2024**

Certificate number: **2748-8027-6247-6304-7924**

Property type: Semi-detached house

Total floor area: 55 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 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		