



16 Flaxman Rise Oldham, OL1 4QB

3 bedroom home with the addition of a conservatory and far reaching views. This much loved home is situated on a private cul-de-sac and briefly comprises; entrance hall, guest w/c, lounge, dining room, conservatory and fitted kitchen to the ground floor with 2 double bedrooms, third single bedroom and bathroom to the first floor. Externally this property has a driveway for 2 cars and a garden to the front, whilst the rear garden is laid to lawn with planted borders and regular visits from birds. Beyond the garden are fantastic far reaching views which could be enjoyed from the conservatory when the rear fence is replaced by an unobstructive alternative.



3 bedrooms

VEWS from the rear.

Separate lounge and dining room

Driveway

Conservatory

guest w/c

Fitted kitchen

Freehold

£235,000

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Oldham, OL1 4QB

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Entrance Hall 9' 5" x 3' 4" (2.87m x 1.02m)

Door to W/C and lounge. radiator.

W/C 5' 7" x 3' 1" (1.69m x 0.93m)

W/C and vanity wash hand basin. Ideal for cloaks and shoe storage.

Lounge 14' 9" x 12' 6" (4.5m x 3.82m)

Large, bright lounge with archway to the dining room. Feature fireplace. Door to the kitchen.

Dining Room 9' 9" x 7' 2" (2.96m x 2.19m)

Patio doors leading to the conservatory.

Conservatory 7' 4" x 9' 3" (2.23m x 2.81m)

Additional sitting room ideal for enjoying the garden and views beyond.

Kitchen 9' 8" x 8' 0" (2.94m x 2.45m)

Kitchen fitted with cream base and wall cabinets and wood effect worktops. Integrated oven, hob and extractor fan. Plumbed for an automatic washing machine. Tiled splash back. Door to side garden. Storage cupboard. laminate flooring.

Bedroom 1 12' 0" x 8' 6" (3.66m x 2.59m)

Double bedroom to the front elevation.

Bedroom 2 9' 10" x 8' 6" (2.99m x 2.59m)

Double bedroom to the rear with far reaching views.

Bedroom 3 8' 6" x 6' 9" (2.59m x 2.06m)

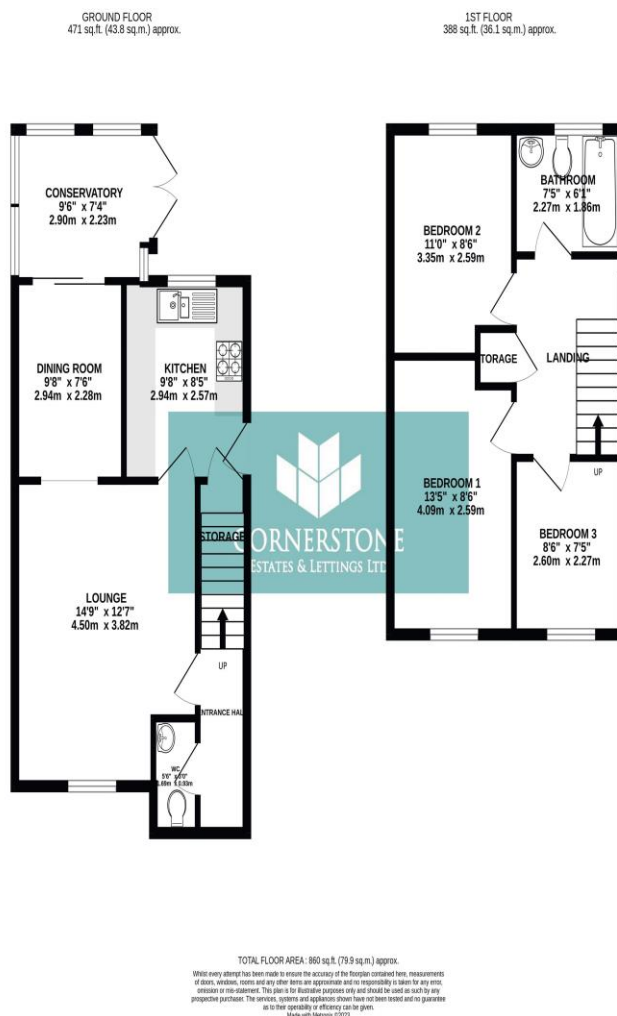
Currently being used for storage, this single bedroom is to the front elevation.

Family Bathroom 6' 2" x 6' 9" (1.87m x 2.05m)

Panel bath with shower above. Pedestal wash hand basin and low level w/c. Storage cabinet. Heated towel rail.

Rear Garden

Patio area that reaches around the side of the property suggests room to extend (STPP) whilst the low maintenance lawn looks great against the planted shrubs at the borders. The fantastic views are currently obstructed but would benefit from a glass balustrade to open up the scenery



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)

16, Flaxman Rise
OLDHAM
OL1 4QB

Energy rating

C

Valid until: 30 June 2029

Certificate number: 8806-3094-6229-2006-4313

Property type

Semi-detached house

Total floor area

73 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 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		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		