

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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Birks Avenue, Oldham, OL4 3PR

Offers In Excess Of £300,000

A STUNNING THREE BEDROOM PROPERTY IN OLDHAM

Nestled on the charming Birks Avenue in Lees, Oldham, this delightful semi-detached house offers a perfect blend of comfort and style, making it an ideal family home. Spanning an impressive 994 square feet, this well-maintained property boasts three spacious bedrooms, providing ample space for family living.

The house is thoughtfully arranged over three floors, allowing for a practical layout that enhances both privacy and communal living. The reception room is inviting and serves as a wonderful space for relaxation or entertaining guests. The well-appointed bathroom caters to the needs of the household, ensuring convenience for all.

One of the standout features of this property is the stunning tiered garden, which offers a beautiful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for family gatherings during the warmer months. The garden is a true oasis, providing a serene escape from the hustle and bustle of daily life.

Built in 1967, this home has been lovingly cared for, showcasing a blend of classic charm and modern functionality. Its location in the desirable area of Lees ensures that residents enjoy a friendly community atmosphere, with local amenities and schools within easy reach.

Birks Avenue, Oldham, OL4 3PR

Offers In Excess Of £300,000



- Three Bedroom Semi Detached
- Stunning Tiered Garden
- Off Road Parking
- Tenure - Leasehold
- Spacious Family Layout
- Beautifully Maintained Throughout
- EPC Rating - TBC
- Set Across Three Floors
- Sought After Location
- Council Tax Band - C

Lower Ground Floor

Hallway

8 x 3'3 (2.44m x 0.99m)

Doors leading to kitchen and WC, sliding doors to reception room, stairs to ground floor.

Reception Room

18'3 x 12 (5.56m x 3.66m)

Two UPVC double glazed windows, three central heating radiators, coving, television point, stairs to office.

Office

11'10 x 8'10 (3.61m x 2.69m)

Central heating radiator, spotlights, integrated desk, wall shelving unit, stairs to reception room.

Kitchen

15'3 x 8'4 (4.65m x 2.54m)

UPVC double glazed window, upright radiator, plinth heater, a range of glossed base and wall units, stone effect surfaces, inset ceramic one and a half sink with spring tap and draining board, space for electric oven with four ring induction hob, extractor unit, tiled splashbacks, integrated fridge, integrated dishwasher, spotlights, door leading to utility, stairs to pantry, door to hallway.

Utility

12'7 x 4'4 (3.84m x 1.32m)

UPVC double glazed window, plumbing for washing machine and dryers, wood effect lino flooring.

Pantry

8'4 x 3'3 (2.54m x 0.99m)

Panelled wall units, tile effect lino flooring.

WC

3'3 x 3'3 (0.99m x 0.99m)

Two piece suite comprising of dual flush WC, pedestal basin with mixer tap, tiled elevations and parquet effect lino flooring.

Ground Floor

Porch

7 x 6'3 (2.13m x 1.91m)

Four UPVC double glazed windows, two UPVC front doors, feature wall lights and wood effect laminate flooring.

Hallway

11'10 x 6'11 (3.61m x 2.11m)

Upright radiator, door to bedroom three, stairs to lower ground floor and first floor.

Bedroom Three

11'10 x 9'4 (3.61m x 2.84m)

UPVC double glazed windows, central heating radiator, loft access, coving, pendant lighting, wood effect laminate flooring.

First Floor

Bedroom One

12 x 11'10 (3.66m x 3.61m)

UPVC window, central heating radiator, fitted wardrobes, television point, wood effect laminate.

Shower Room

7'1 x 5'5 (2.16m x 1.65m)

UPVC double glazed frosted window, chrome heated towel rail, three piece suite comprising of dual flush WC, vanity top basin with mixer tap, enclosed shower with direct feed shower with rainfall head and separate rinse heads, tiled elevations, spotlights, tile effect lino flooring.

Bedroom Two

12 x 8'4 (3.66m x 2.54m)

UPVC double glazed window, central heating radiator.

External

Garage

18'2 x 8'7 (5.54m x 2.62m)

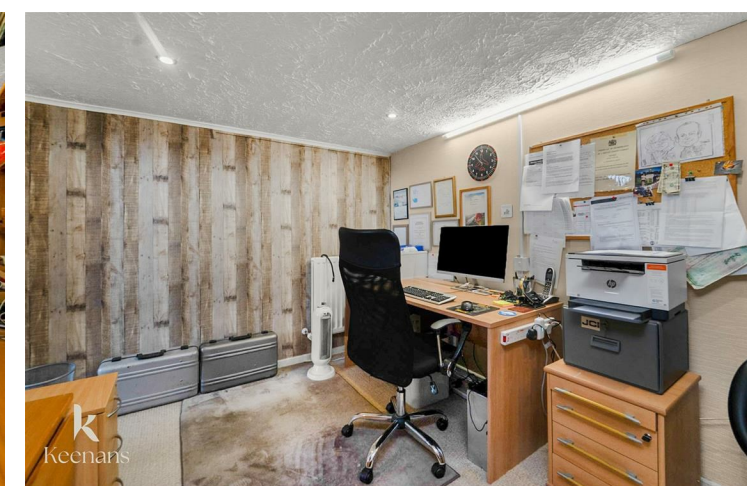
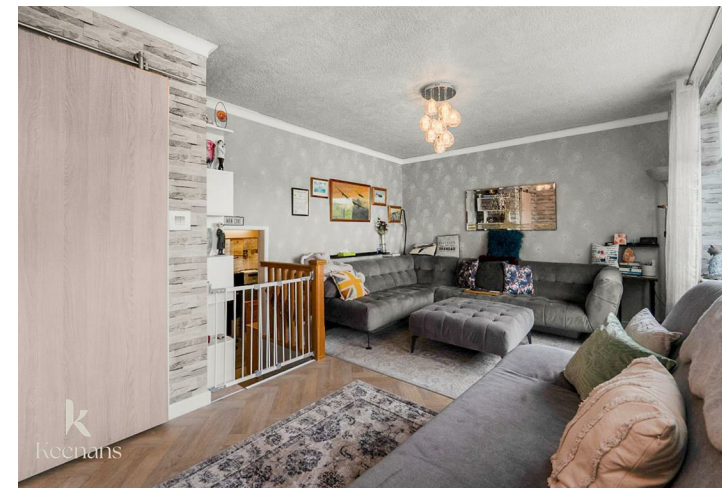
UPVC double glazed window, roller door, electric supply, Valiant combi boiler, space for fridge freezer, electric car charging point, motor home point.

Rear

Tiered garden, power points, decking areas.

Front

Large driveway, shrubbery.



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