

LEASEHOLD



House - Semi-Detached (EPC Rating: B)

# 16 ROWAN TREE ROAD OLDHAM, LANCASHIRE, OL8 3LG

Offers In Excess Of

## £240,000

### FEATURES

- Modern property
- Driveway
- Lounge with French doors leading to the garden
- NO CHAIN
- THREE Bedrooms
- Modern Kitchen
- Ensuite to Master Bedroom



FREENEY & OLIVER  
ESTATES

# 3 Bedroom House - Semi-Detached located in OLDHAM

FREENEY & OLIVER ESTATES are DELIGHTED to bring to the market this MODERN THREE BEDROOM property offered with NO ONWARD CHAIN. This well presented family home is situated in a quiet location close to Oldham Town centre and all local amenities.

The property was built in 2017 and has approximately 2 years remaining of the NHBC Warranty.

The property briefly comprises of Entrance Hallway, Modern kitchen and dining area, downstairs WC, Spacious living room with patio doors which open out onto the rear garden. To the first Floor there are THREE good size bedrooms with an En-suite Bathroom to the Master Bedroom, Family bathroom. Externally there is a driveway for two cars to the front and a rear garden.

This well presented family home would be the prefect home for first time buyers or families.

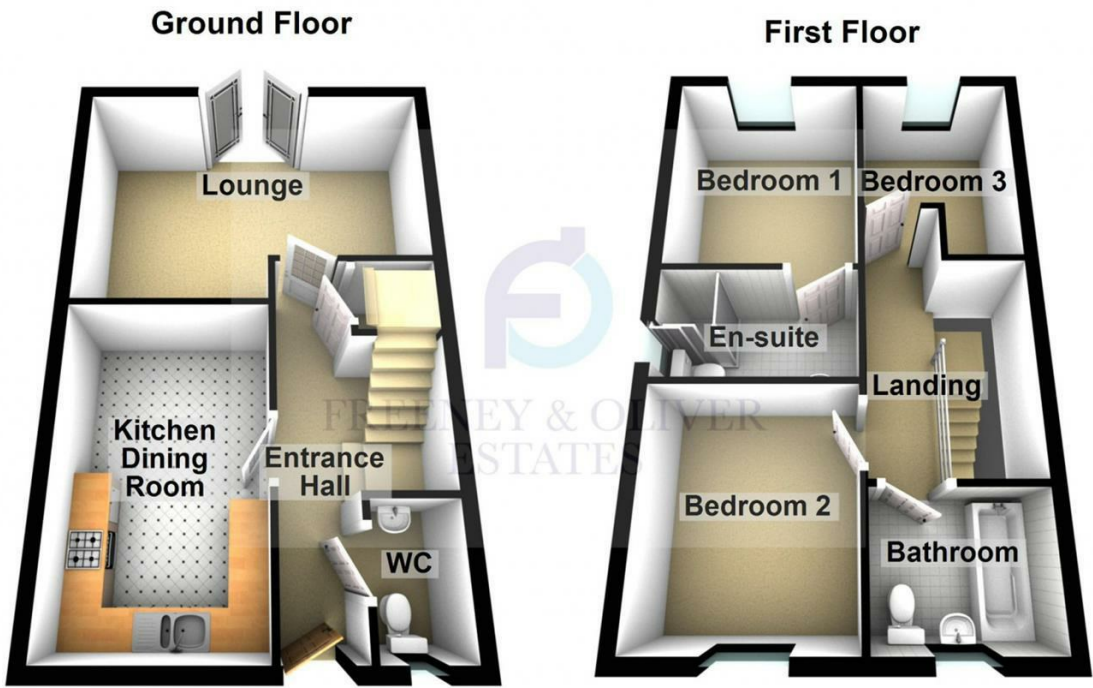
Important note to purchasers:

Call us on

[info@freeneyandoliverestates.co.uk](mailto:info@freeneyandoliverestates.co.uk)

Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.