



Block Lane, Oldham, OL9

£105,000

Or Nearest Offer

Tenure: Freehold, **Bedrooms:** 3

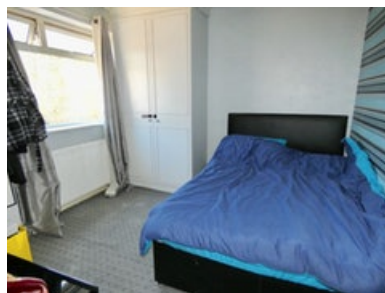
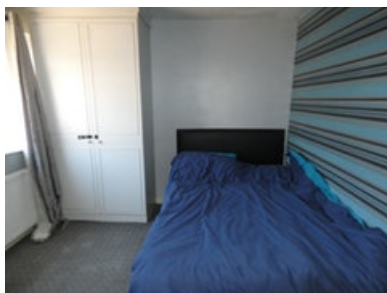
A superb three bedroom terraced family home. The property is situated on Block Lane in the popular Chadderton area of Oldham. There are a range of amenities available locally including a number of schools and excellent transport links. In brief, the property com

Key features:

- Three Bedrooms
- Enclosed Rear Garden
- Off Street Parking
- uPVC Double Glazed Throughout
- No Onward Chain
- Gas Central Heating

Extra info:

- **Property Age:** 37 years
- **Council Tax:** Band A (£1266.39 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



Housesimple are offering for sale this superb three bedroom terraced family home. The property is situated on Block Lane in the popular Chadderton area of Oldham. There are a range of amenities available locally including a number of schools and excellent transport links.

In brief, the property comprises of;

Three bedrooms and family bathroom to the first floor. The bathroom features a white three piece suite. To the ground floor we have an open plan living area which leads seamlessly into the enclosed rear gardens via uPVC French doors. The kitchen features a combination of low level and eye level fitted units and uPVC double glazed window to the rear elevation.

Externally we have an enclosed rear garden and off street parking.

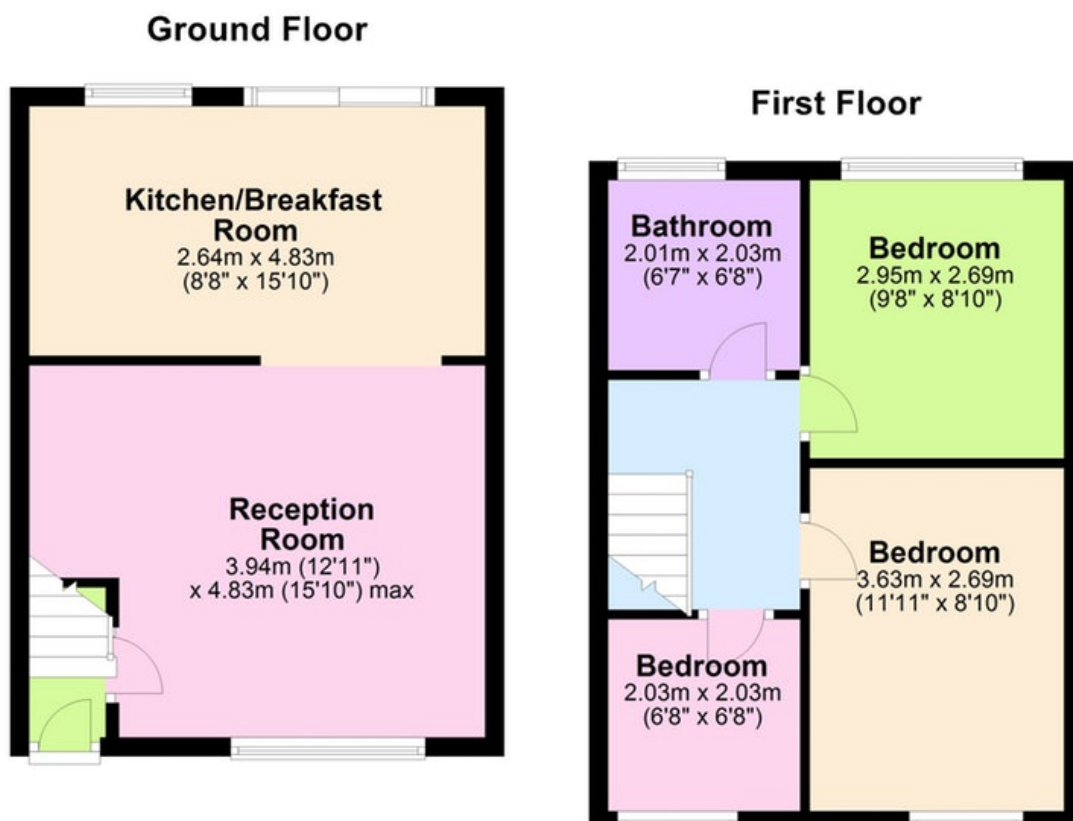
The accomodation is available with NO ONWARD CHAIN so early viewing is recommended.

Viewing is strictly by appointment only

uPVC double glazed throughout.

Warmed by Gas Central Heating.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

17, Block Lane, Chadderton, OLDHAM, OL9 8QT

Dwelling type: Mid-terrace house	Reference number: 0946-2811-7197-9921-8961
Date of assessment: 29 January 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 30 January 2019	Total floor area: 57 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,401
Over 3 years you could save	£ 138

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 150 over 3 years	£ 150 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> You could save £ 138 over 3 years </div>
Heating	£ 1,020 over 3 years	£ 957 over 3 years	
Hot Water	£ 231 over 3 years	£ 156 over 3 years	
Totals	£ 1,401	£ 1,263	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr><td style="background-color: #2e8b57; color: white;">(92 plus) A</td></tr> <tr><td style="background-color: #90ee90;">(81-91) B</td></tr> <tr><td style="background-color: #90ee90;">(69-80) C</td></tr> <tr><td style="background-color: #ffff00;">(55-68) D</td></tr> <tr><td style="background-color: #ffa500;">(39-54) E</td></tr> <tr><td style="background-color: #ff4500;">(21-38) F</td></tr> <tr><td style="background-color: #800000; color: white;">(1-20) G</td></tr> </table> <p>Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th>Current</th><th>Potential</th></tr> <tr><td style="text-align: center;">74</td><td style="text-align: center;">90</td></tr> </table>	Current	Potential	74	90	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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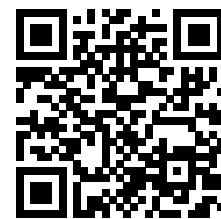
Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 60
2 Solar water heating	£4,000 - £6,000	£ 75
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 813

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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