



Butterworth Way, Oldham, OL3

£180,000

Offers Over

Tenure: Freehold, **Bedrooms:** 2

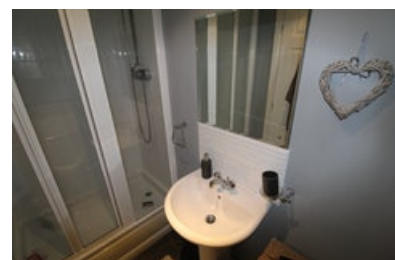
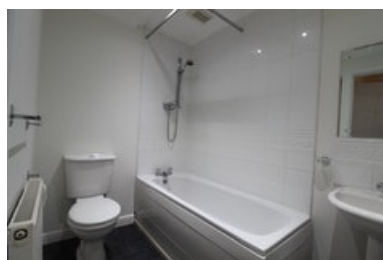
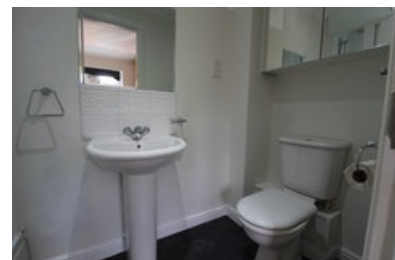
*** BEAUTIFUL APARTMENT WITH STUNNING VIEWS *** NO CHAIN ***Ready to move into *** This is a stunning first-floor apartment which is completely modern and recently decorated to an incredibly high standard with new carpets . The Lounge area is extremely spacious with fabulous views over the m

Key features:

- En suite
- Rural
- brook
- river
- countryside
- no chain
- Top of the range boiler fitted
- Recently redecorated
- New Carpets

Extra info:

- **Property Age:** 17 years
- **Council Tax:** Band C (£1688.54 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



***** BEAUTIFUL APARTMENT WITH STUNNING VIEWS *** NO CHAIN ***Ready to move into *****

This is a stunning first-floor apartment which is completely modern and recently decorated to an incredibly high standard with new carpets .

The Lounge area is extremely spacious with fabulous views over the moors and leads into the open plan kitchen. The kitchen itself is large and modern and contains a sizeable dining area

Both bedrooms are spacious and make comfortable double rooms while the master bedroom has wonderful fitted wardrobes and comes with a modern en suite

The property has a large loft all boarded out with plenty of storage space, including a light and loft ladder.

The apartment comes with allocated parking and is located in one of the most desirable developments due to the open space, the fabulous walk alongside the brook and the quality of the apartment

Amenities

There is a train station in Greenfield village for commuters to Manchester and Huddersfield. Along with a cricket, bowling and squash club and Saddleworth golf club is only 5 min commute by car. The local beauty spot Dovestones is on the edge of Greenfield. The village of Uppermill is only 5 mins walk from Greenfield with all it's cafe, restaurants and bars.

This is a beautiful property and will make someone a wonderful home

***** NO CHAIN *****

Floor plan:



Floor area 54.0 sq. m. (581 sq. ft.) approx

Total floor area 54.0 sq. m. (581 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by audioagent.com

Energy Performance Certificate:

Energy Performance Certificate

39 Butterworth Way
Greenfield
OLDHAM
OL3 7PS

Dwelling type: Top-floor flat
Date of assessment: 15 July 2011
Date of certificate: 18 July 2011
Reference number: 0984-2885-60333-8499-1291
Type of assessment: RdSAP, existing dwelling
Total floor area: 70 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	113 kWh/m ² per year	108 kWh/m ² per year
Carbon dioxide emissions	1.5 tonnes per year	1.4 tonnes per year
Lighting	£61 per year	£43 per year
Heating	£240 per year	£243 per year
Hot water	£98 per year	£98 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

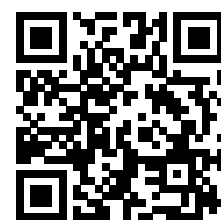
Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

Page 1 of 5

MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice:- These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.



To book a viewing scan this code