



# 8 Penwell Fold, Oldham, OL1 2UB

£230,000

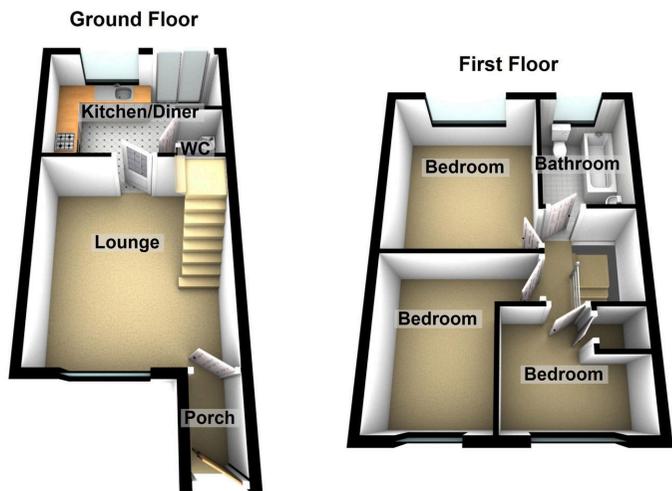
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- End Town House
- Beautifully Presented
- Great Family Home
- EPC - B
- Three Bedrooms
- Close To Royal Oldham Hospital
- Cul de Sac Location



Beautifully presented and ready to move straight into is this three bedroom semi-detached property ideally suited to the first time buyer or young and growing family. Located in a quiet cul-de-sac location within walking distance of Oldham Royal Hospital and only a short drive to local amenities and transport links including the north west motorway network. Internally the living space comprises entrance porch, lounge, wc and kitchen diner to the ground floor, whilst off the first floor landing there are three bedrooms (two doubles and a single) and a family bathroom. Externally to the front is a small lawned area and a driveway providing off road parking and to the rear is a tiered good size garden with patio area and lawn. The property also benefits from gas central heating, double glazing and solar panels. Internal viewing is recommended to appreciate this well presented home.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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