

HUNTERS[®]

HERE TO GET *you* THERE



Montgomery Street

Oldham, OL8 3PR

Price £185,000



- LARGE END TERRACE
- 3 BEDROOMS
- GAS CENTRAL HEATING
- ENCLOSED GARDEN AREA

- WELL PRESENTED & MAINTAINED
- 2 RECEPTION ROOMS
- UPVC DOUBLE GLAZING
- EPC RATING C

Tel: 0161 669 4833

Montgomery Street

Oldham, OL8 3PR

Price £185,000



Situated in a convenient location close to local transport links this well presented and maintained spacious end terrace family home. The internal accommodation comprises entrance hallway, lounge, dining room, kitchen, 3 bedrooms and bathroom. The property also benefits from gas central heating and Upvc double glazing. Externally there is a small forecourt to the front and enclosed garden to the rear. EPC Rating C

Entrance Hallway

Composite entrance door, radiator, stairs leading to first floor landing.

Lounge

12'9" x 12'5" (3.9m x 3.8m)

Fire with feature surround, Upvc double glazed window, radiator.

Dining Room

15'5" x 13'5" (4.7m x 4.1m)

Upvc double glazed window, radiator.

Kitchen

9'6" x 8'2" (2.9m x 2.5m)

Fitted wall and base units with work surfaces and tiled splashback. Electric oven, gas hob and extractor hood. Upvc double glazed window, radiator, door leading to rear garden.

Bedroom 1

15'8" x 12'5" (4.8m x 3.8m)

Fitted wardrobes, 2 x Upvc double glazed windows, radiator.

Bedroom 2

11'1" x 9'10" (3.4m x 3.0m)

Upvc double glazed window, radiator.

Bedroom 3

9'6" x 8'2" (2.9m x 2.5m)

Upvc double glazed window, radiator.

Bathroom

11'1" x 4'7" (3.4m x 1.4m)

4 piece suite comprising corner shower cubicle, bath, wash hand basin and low level wc. Upvc double glazed window, radiator.

Externally

Small forecourt to the front with enclosed garden to the rear.

Material Information - Oldham

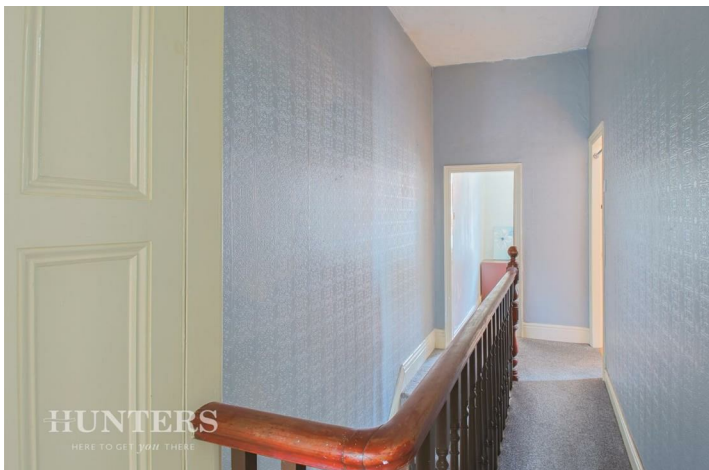
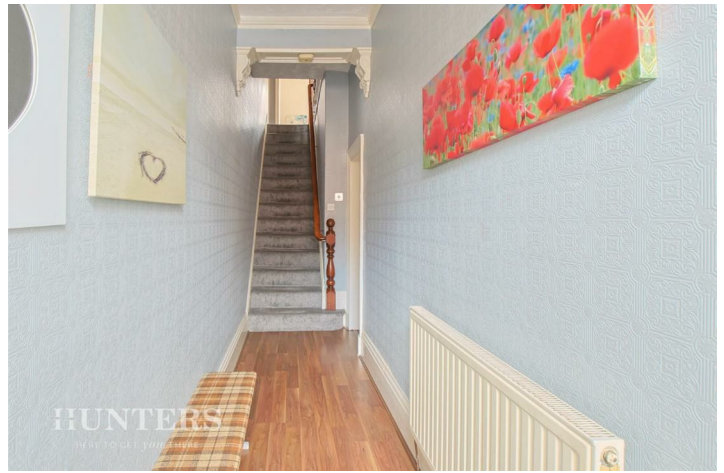
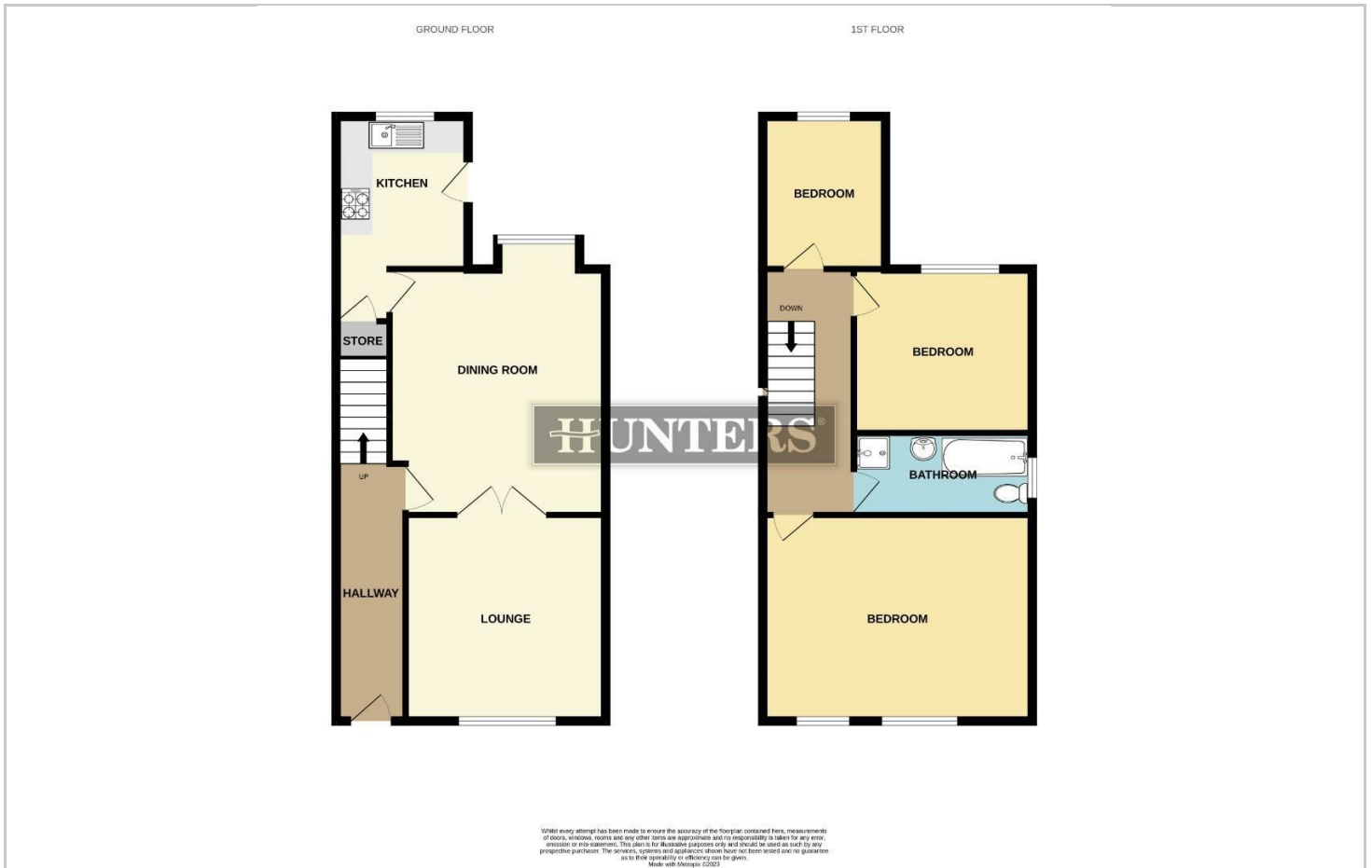
Tenure Type; Leasehold

Leasehold Years remaining on lease; 868

Leasehold Ground Rent Amount, £4.00

Council Tax Banding; A

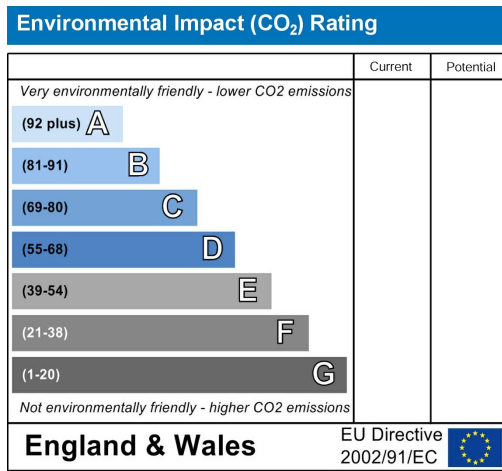
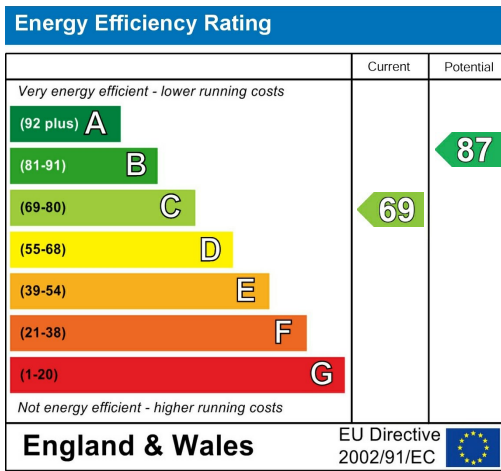
Floorplan







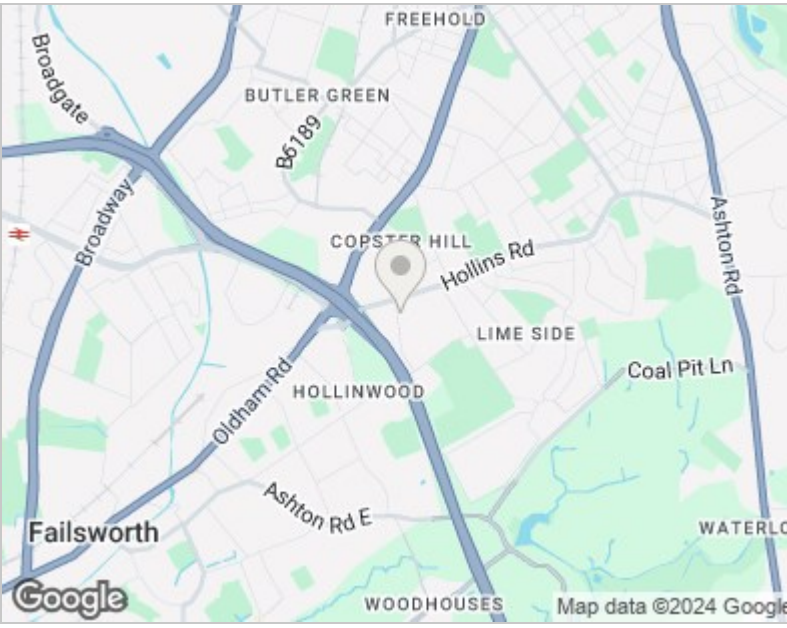
Energy Efficiency Graph



Viewing

Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



HUNTERS[®]

HERE TO GET *you* THERE

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

832 Hollins Road, Oldham, OL8 4SR
Tel: 0161 669 4833 Email:
oldham@hunters.com <https://www.hunters.com>

