

# HUNTERS<sup>®</sup>

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## Heron Street

Oldham, OL8 4NB

Offers Over £170,000



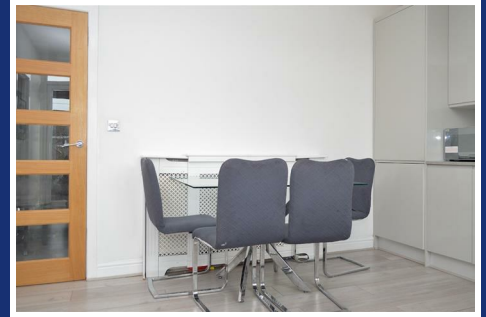
Council Tax: A



# Heron Street

Oldham, OL8 4NB

Offers Over £170,000



Well presented and maintained end town house situated in a convenient location. The internal accommodation comprises entrance hallway, lounge, kitchen diner, 3 bedrooms and family bathroom. The property benefits from gas central heating and Upvc double glazing. Externally there is a small garden area to the front with South Facing rear garden and detached garage. EPC Rating C

## Entrance Hall

Upvc entrance door, stairs leading to first floor landing.

## Lounge

13'1" x 12'1" (4.0m x 3.7m)

Electric fire with feature surround, laminate flooring, Upvc double glazed window, radiator.

## Kitchen Diner

13'1" x 11'1" (4.0m x 3.4m)

Modern fitted wall and base units with work surfaces and splashback. Electric oven, gas hob and extractor hood. 2 x storage pantries, laminate flooring, Upvc double glazed window, radiator, Upvc door to rear garden.

## Bedroom 1

12'5" x 9'10" (3.8m x 3.0m)

Upvc double glazed window, radiator.

## Bedroom 2

11'1" x 8'6" (3.4m x 2.6m)

Upvc double glazed window, radiator.

## Bedroom 3

7'6" x 6'10" (2.3m x 2.1m)

Upvc double glazed window, radiator.

## Bathroom

5'10" x 5'6" (1.8m x 1.7m)

3 piece suite comprising bath with electric shower

over, pedestal wash hand basin and low level wc, Upvc double glazed window, radiator.

## Detached Garage

Up and over door.

## Externally

Small garden area to the front with South facing garden to the rear with flagged patio.

## Material Information - Oldham

Tenure Type; Leasehold

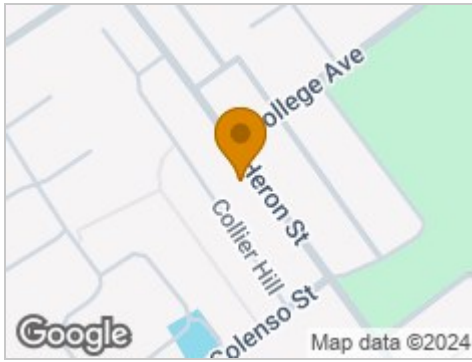
Leasehold Years remaining on lease; 895

Leasehold Ground Rent Amount £3.10

Council Tax Banding; A



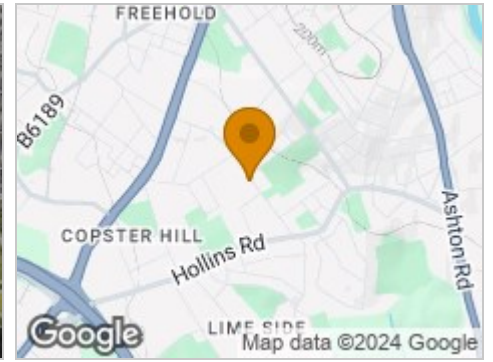
## Road Map



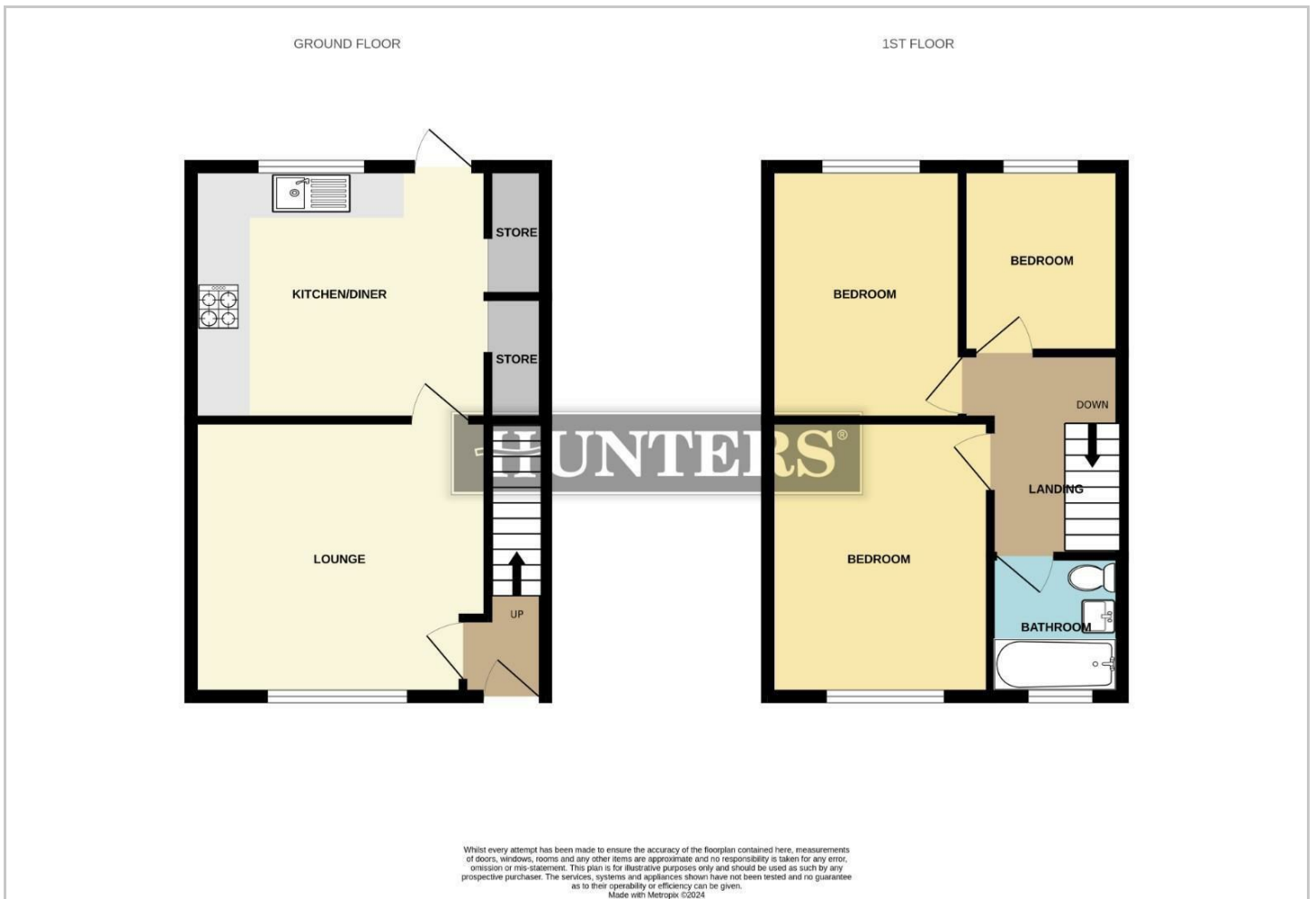
## Hybrid Map



## Terrain Map



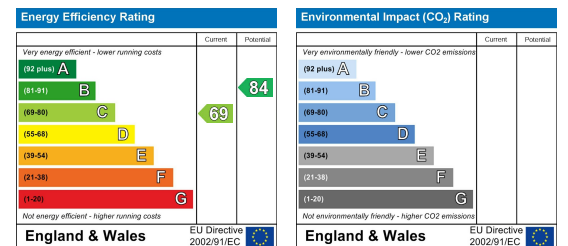
## Floor Plan



## 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.

## Energy Efficiency Graph



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.