

# HUNTERS<sup>®</sup>

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## Argus Street

Hollinwood, Oldham, OL8 3RJ

Offers Over £125,000



Council Tax: A



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Offers Over £125,000



Situated in a convenient location this well presented and maintained 2 bed mid terrace offering easy access to local transport links. The internal accommodation comprises vestibule entrance, lounge, kitchen diner, 2 bedrooms and bathroom. The property benefits from gas central heating and Upvc double glazing. Externally there is an enclosed yard to the rear. EPC Rating C

## Vestibule Entrance

Upvc entrance door

## Lounge

15'1" x 13'9" (4.6m x 4.2m)

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

## Kitchen Diner

12'1" x 9'2" (3.7m x 2.8m)

Fitted wall and base units with work surfaces and tiled splashback. Electric oven, hob and extractor hood. Understairs storage with plumbing for dishwasher, Upvc double glazed window, radiator, Upvc door to rear.

## Bedroom 1

15'1" x 13'9" (4.6m x 4.2m)

Upvc double glazed window, radiator.

## Bedroom 2

9'2" x 6'10" (2.8m x 2.1m)

Upvc double glazed window, radiator.

## Shower Room

Shower cubicle, wash hand basin and low level wc.

Upvc double glazed window, radiator.

## Externally

Enclosed flagged yard to the rear.

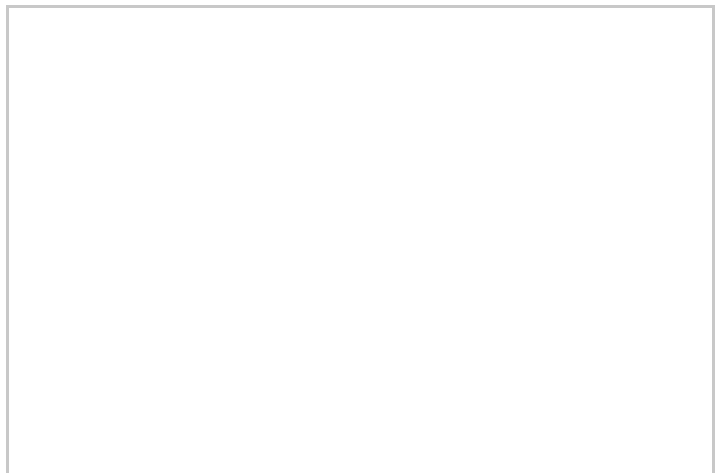
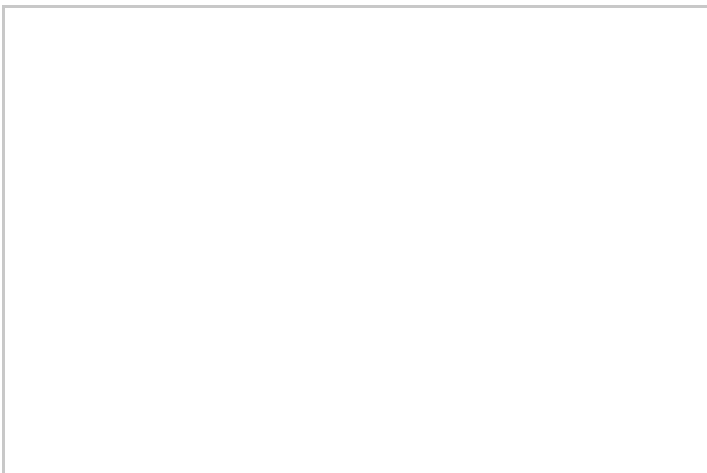
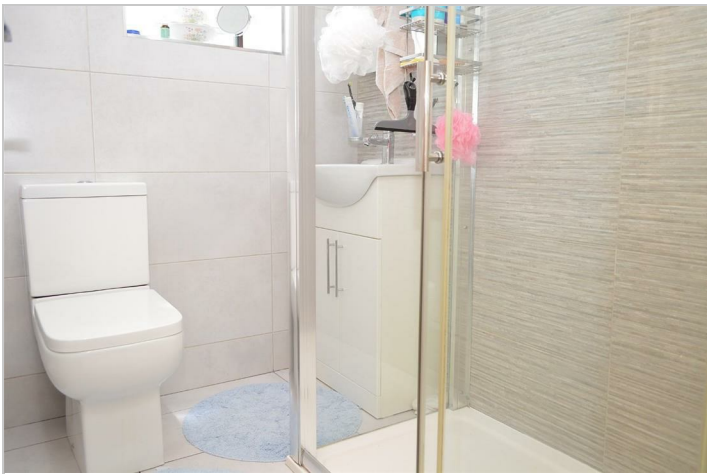
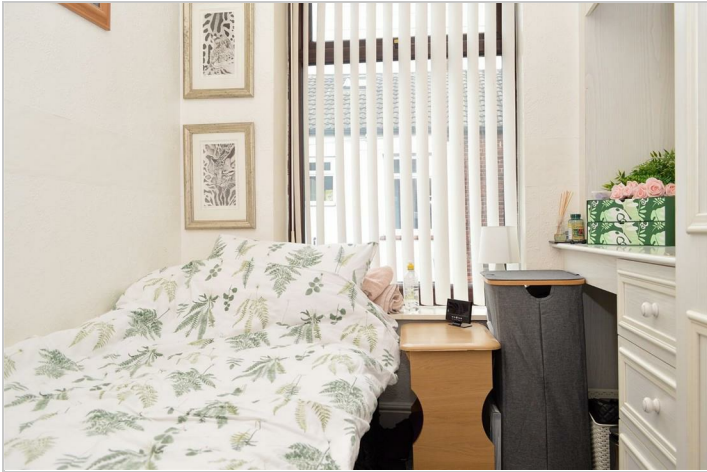
## Material Information - Oldham

Tenure Type; Leasehold

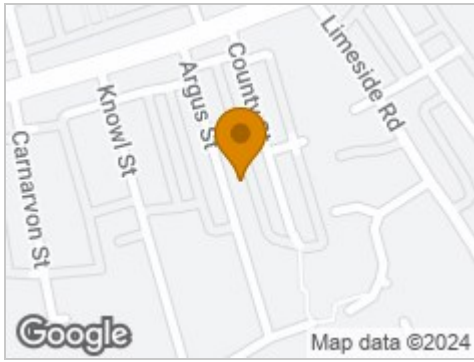
Leasehold Years remaining on lease; 844

Leasehold Ground Rent Amount £12.12

Council Tax Banding; A



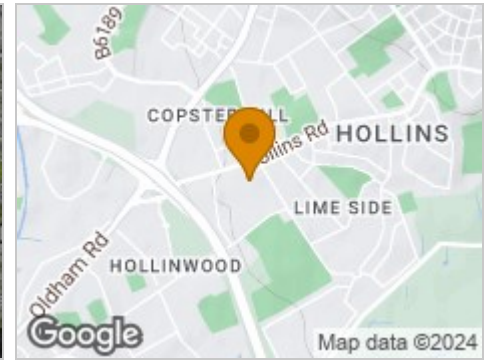
## Road Map



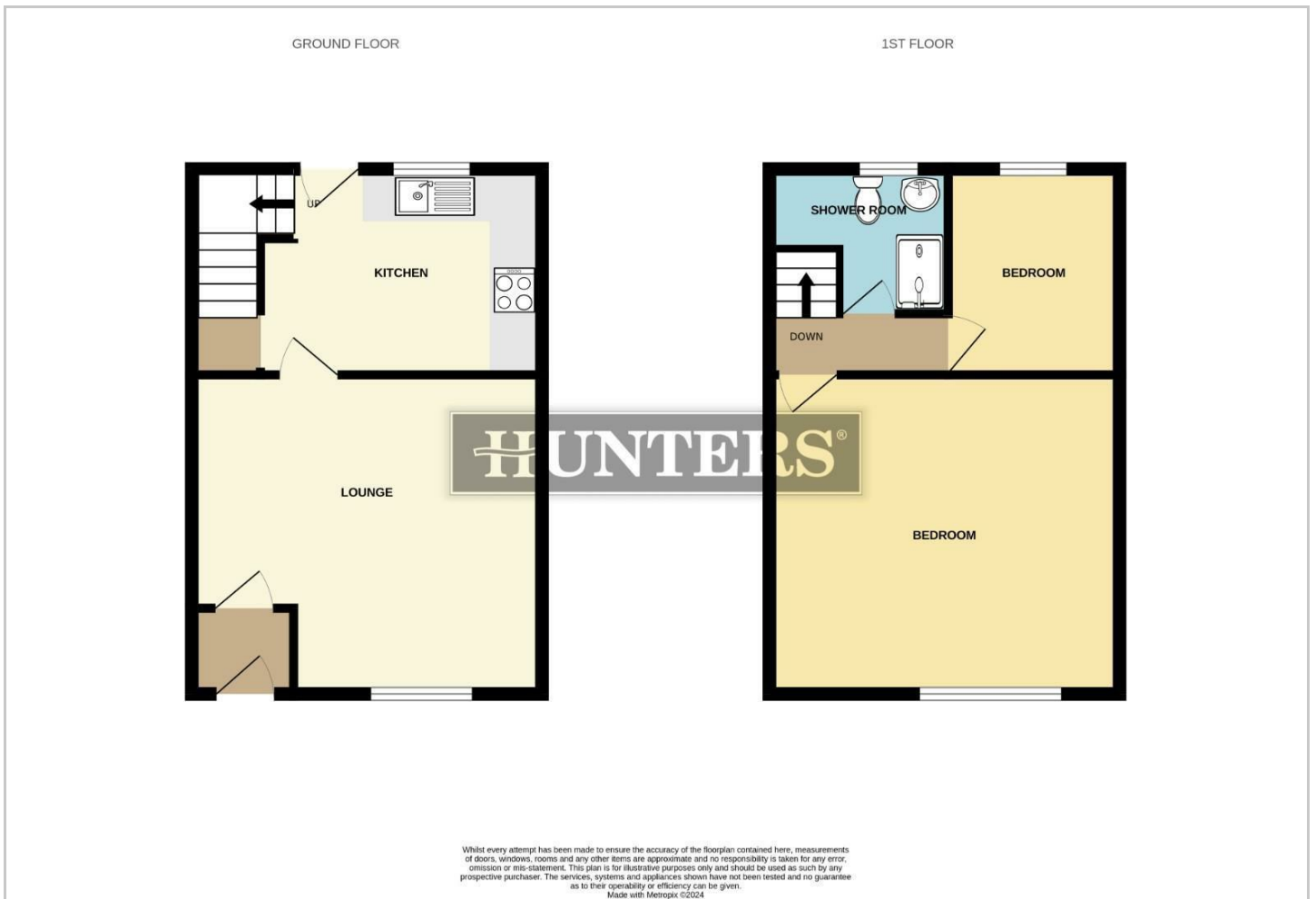
## Hybrid Map



## Terrain Map



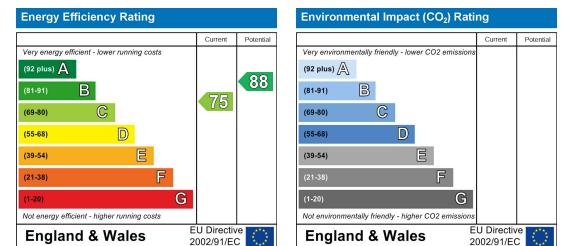
## Floor Plan



## 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.