

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Heron Street

Oldham, OL8 4NB

Price £155,000



Council Tax: A



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Welcome to Heron Street, Oldham - a charming location perfect for those seeking their ideal first home. This delightful mid-town house boasts two bedrooms, ideal for a small family or a couple looking to settle down.

As you step inside, you'll be greeted by a warm and inviting atmosphere, thanks to the gas central heating that keeps the house snug all year round. The UPVC double glazing not only adds to the property's energy efficiency but also ensures a peaceful ambiance by keeping any outside noise at bay.

One of the standout features of this property is the large workshop/garage to the rear. This versatile space offers endless possibilities - whether you're a hobbyist in need of a creative sanctuary or a DIY enthusiast looking for a place to tinker away.

From local shops to schools and parks, everything you need is just a stone's throw away.

Don't miss out on the opportunity to make this charming house your own. With its cosy bedrooms, practical features, and a versatile workshop/garage, this property on Heron Street is just waiting for you to add your personal touch and turn it into your dream home. EPC Rating C

## Lounge

13'9" x 12'1" (4.2m x 3.7m)

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

## Kitchen Diner

13'9" x 8'2" (4.2m x 2.5m)

Fitted wall and base units with work surfaces and tiled splashback. Upvc double glazed window, radiator, Upvc door to rear garden.

## Bedroom 1

13'9" x 12'1" (4.2m x 3.7m)

2 x Upvc double glazed window, radiator.

## Bedroom 2

9'10" (max) x 7'10" (3.0 (max) x 2.4m)

Upvc double glazed window, radiator.

## Bathroom

3 piece suite comprising bath, pedestal wash hand basin and low level wc. Upvc double glazed window, radiator.

## Loft

13'1"n x 10'5" (4.0n x 3.2m)

Accessed via a loft ladder, velux roof window and paneled walls ideal for storage.

## Externally

Small garden are to the front, patio area to rear with large garage/workshop

## Garage/Workshop

Accessed from the rear with up and over door leading to rear garden. Power and lighting.

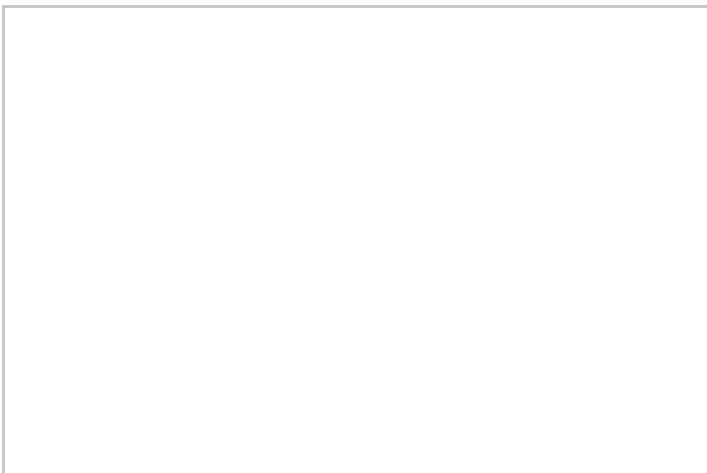
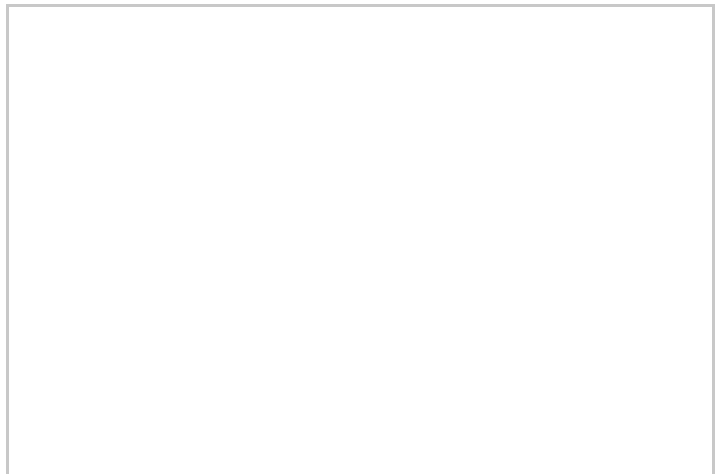
## Material Information - Oldham

Tenure Type; Freehold

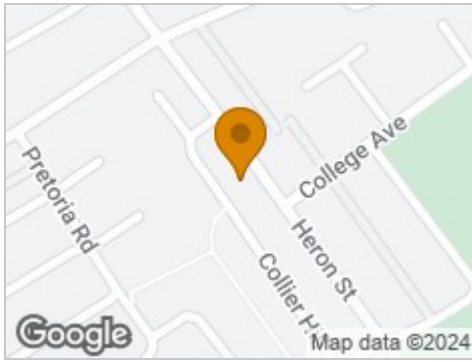
Council Tax Banding; A

Tel: 0161 669 4833





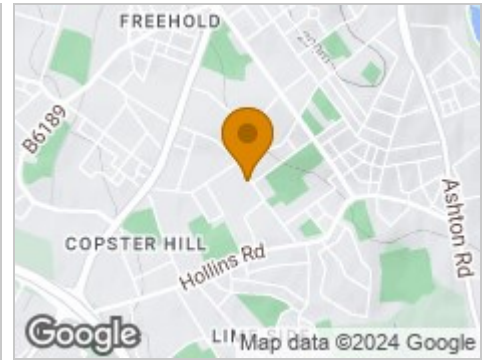
## Road Map



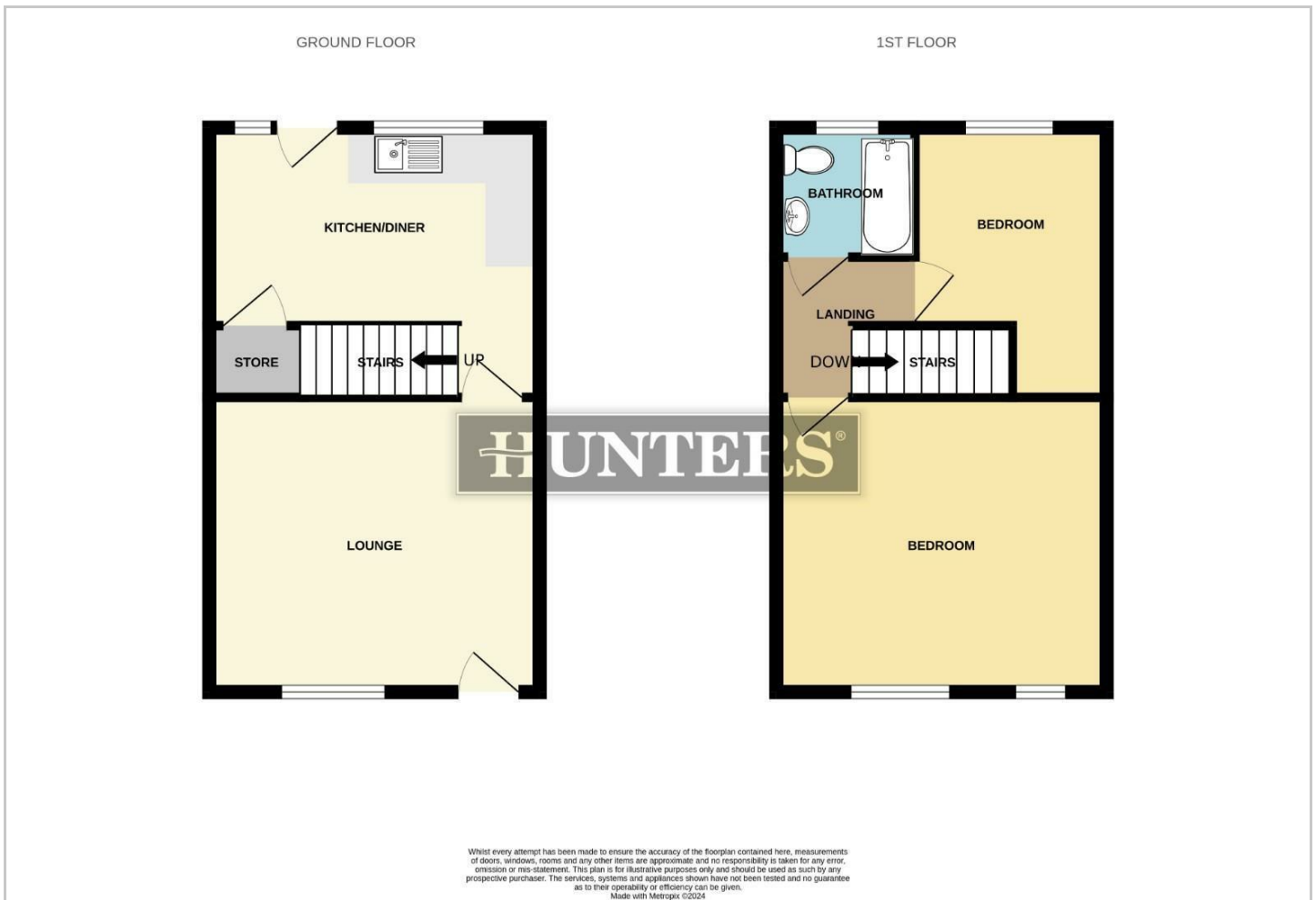
## Hybrid Map



## Terrain Map



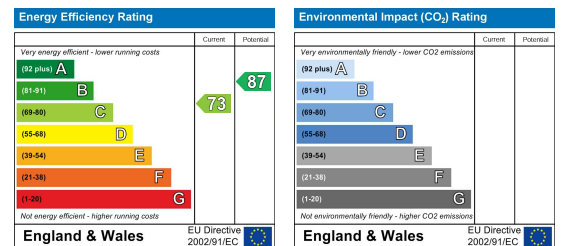
## Floor Plan



## 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.