

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Randolph Street

Hollinwood, Oldham, OL8 3SR

Price £160,000



Council Tax: A



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Price £160,000



Welcome to this charming property located on Randolph Street in Hollinwood. This delightful mid-terrace house boasts three floors, offering ample space for comfortable living.

As you step inside, you are greeted by a cosy reception room, perfect for relaxing with family or entertaining guests. The property features three bedrooms, providing plenty of space for a growing family or those in need of a home office.

The gas central heating system guarantees warmth during the colder months, while the UPVC double glazing helps to keep the property energy efficient.

Situated in a convenient location, you'll find yourself close to local amenities, schools, and transport links, making daily life a breeze. Whether you're looking for a peaceful retreat or a bustling neighbourhood, this property offers the best of both worlds.

Don't miss out on the opportunity to make this house your home. Book a viewing today and discover the endless possibilities that await you at Randolph Street. EPC Rating C

## Vestibule Entrance

Upvc entrance door.

## Lounge

13'9" x 14'1" (4.2m x 4.3m)

Upvc double glazed window, radiator.

## Kitchen Diner

13'9" x 13'1" (4.2m x 4.0m)

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

## Bedroom 1

13'9" x 13'9" (4.2m x 4.2m)

Upvc double glazed window, radiator.

## Bedroom 2

9'2" x 7'2" (2.8m x 2.2m)

Upvc double glazed window, radiator.

## Bathroom

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

## Bedroom 3

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

Situated on the second floor with Velux roof window and radiator.

## Storage Room / Office Space

13'9" x 9'6" (4.2m x 2.9m)

Velux roof window, radiator.

## Externally

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

## Material Information - Oldham

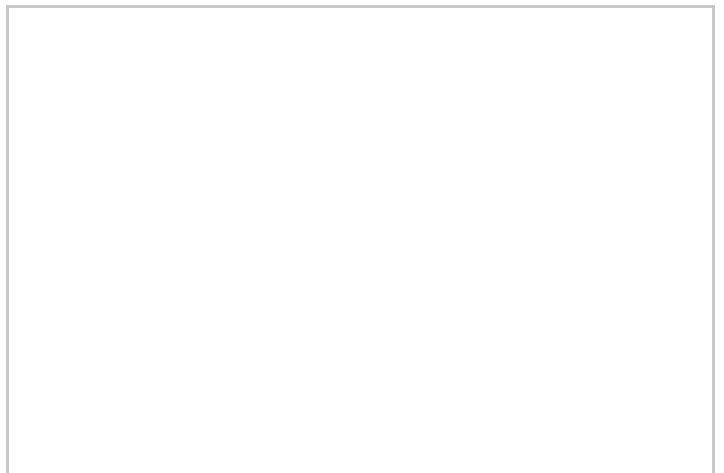
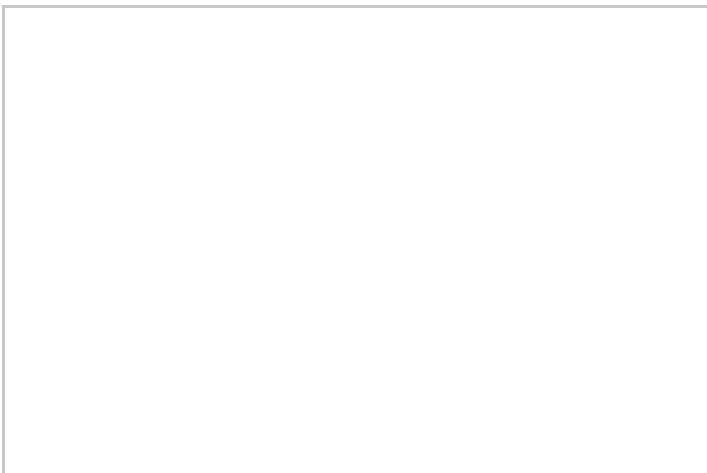
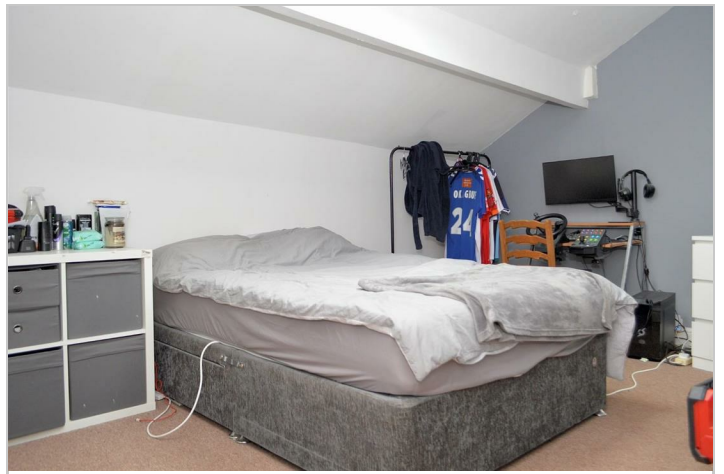
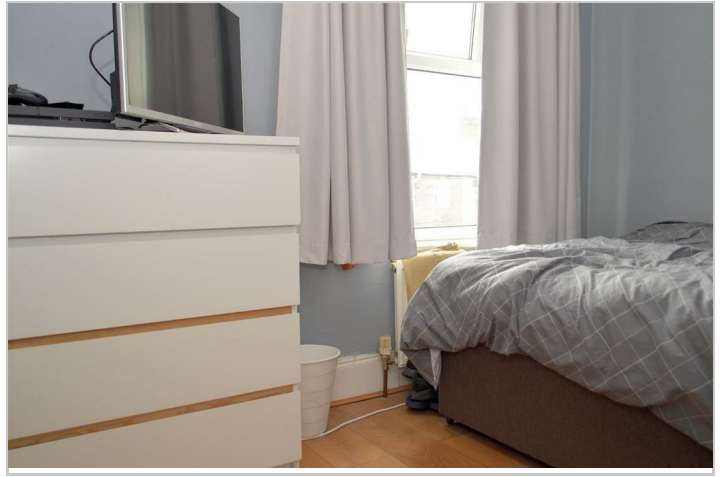
Tenure Type; Leasehold

Leasehold Years remaining on lease; 871

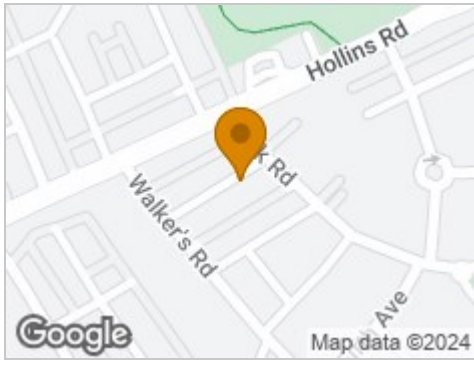
Leasehold Ground Rent Amount, £14.00

Council Tax Banding; A

Tel: 0161 669 4833



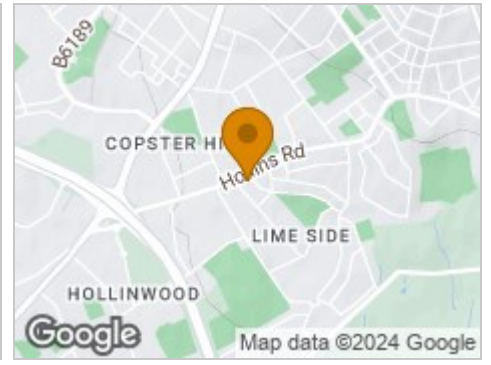
## Road Map



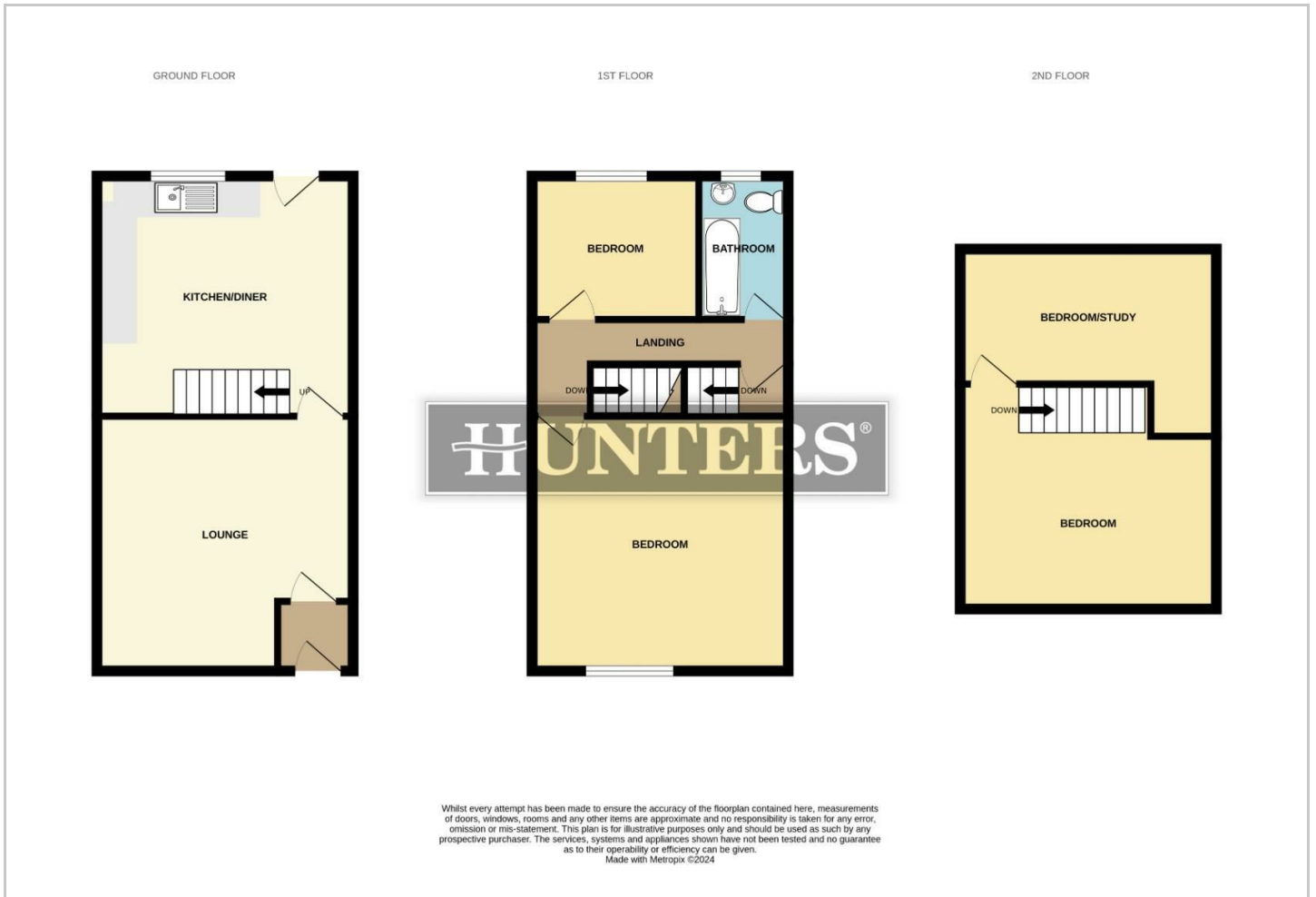
## Hybrid Map



## Terrain Map



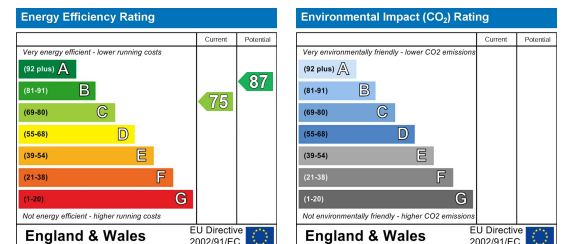
## Floor Plan



## 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.