

HUNTERS[®]

HERE TO GET *you* THERE



Pole Lane

Failsworth, Manchester, M35 9PB

Price £160,000



Council Tax: A



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Failsworth, Manchester, M35 9PB

Price £160,000



Welcome to this charming terraced house located on Pole Lane in Failsworth, Manchester. This property boasts a convenient location for buses, making commuting a breeze. With 1 reception room, 2 bedrooms, and 1 bathroom, this house is perfect for a small family or professionals looking for a cosy space to call home.

One of the standout features of this property is its proximity to a large Tesco store, making grocery shopping a quick and easy task. The house is equipped with gas central heating and UPVC double glazing, ensuring that you stay warm and cosy during the colder months while also keeping energy costs down.

Additionally, the off-road parking to the rear of the property provides a convenient place to park your vehicle. And the best part? This property is available with no chain, making the buying process smooth and hassle-free.

Don't miss out on the opportunity to own this lovely terraced house in a fantastic location. Book a viewing today and envision the potential this property holds for you!

Lounge

14'1" x 12'1" (4.3m x 3.7m)

Upvc double glazed window, radiator.

Kitchen Diner

14'1" x 12'5" (4.3m x 3.8m)

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

Bedroom 1

14'1" x 12'1" (4.3m x 3.7m)

Upvc double glazed window, radiator.

Bedroom 2

12'5" (max) x 8'10" (3.8m (max) x 2.7m)

Upvc double glazed window, radiator.

Shower Room

Shower enclosure, wash hand basin and low level wc. Upvc double glazed window, radiator.

Externally

Small forecourt to the front with off road parking to the rear.

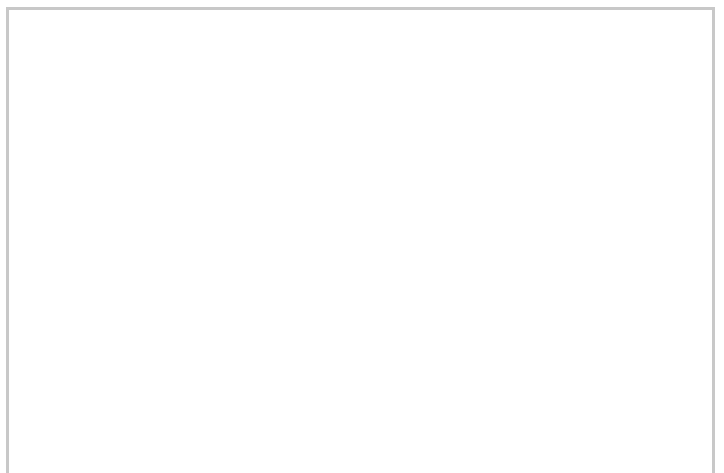
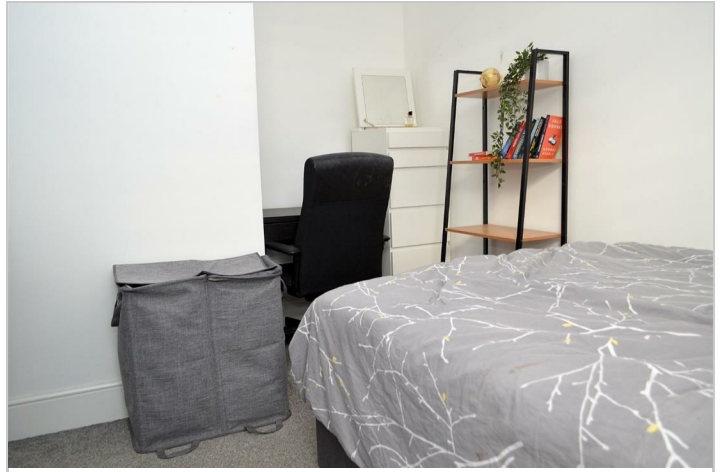
Material Information - Oldham

Tenure Type; Leasehold

Leasehold Years remaining on lease; 728

Leasehold Ground Rent Amount £3.00

Council Tax Banding; A



Road Map



Hybrid Map



Terrain Map



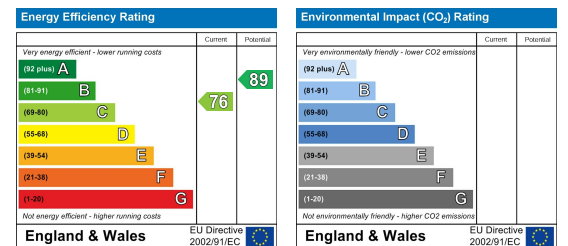
Floor Plan



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.