

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Argus Street

Oldham, OL8 3RJ

Offers Over £230,000



Council Tax: C



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Oldham, OL8 3RJ

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Welcome to this semi-detached bungalow located on Argus Street in the Hollinwood area of Oldham. This property boasts a spacious reception room, three cosy bedrooms, and a well-appointed bathroom, offering comfortable living spaces for you and your family.

Situated on a large corner plot, this bungalow provides ample off-road parking, ensuring convenience for you and your guests. The gas central heating system and UPVC double glazing throughout the property offer warmth and energy efficiency, making it a cosy retreat during the colder months.

While this delightful bungalow requires some updating, it presents a fantastic opportunity for you to add your personal touch and create the home of your dreams. Don't miss out on the chance to transform this property into a stylish and modern residence that suits your taste and lifestyle.

With its convenient location in Oldham and a range of appealing features, this semi-detached bungalow on Argus Street is a promising investment for those looking to settle in a welcoming community. Book a viewing today and envision the endless possibilities this property has to offer. EPC Rating D

## Entrance Hallway

Upvc entrance door, radiator.

## Lounge

16'4" x 9'6" (5.0m x 2.9m)

Upvc double glazed window, radiator.

## Kitchen

10'2" x 9'6" (3.1m x 2.9m)

Fitted wall and base units with work surfaces and tiled splashback, electric oven, hob and extractor hood. Upvc double glazed window, radiator.

## Bedroom 1

11'9" x 9'10" (3.6m x 3.0m)

Upvc double glazed window, radiator.

## Bedroom 2

9'10"n x 7'6" (3.0n x 2.3m)

Upvc double glazed window, radiator.

## Bedroom 3

8'10" x 7'6" (2.7m x 2.3m)

Upvc double glazed window, radiator.

## Shower Room

7'2" x 4'11" (2.2m x 1.5m)

Corner shower enclosure, wash hand basing and low level wc. Wall and floor tiles, Upvc double glazed window, radiator.

## Detached Garage

Up and over door to the front.

## Externally

Situated on a large corner plot with gardens to front, side and rear along with driveway and hardstanding for ample off road parking.

## Material Information - Oldham

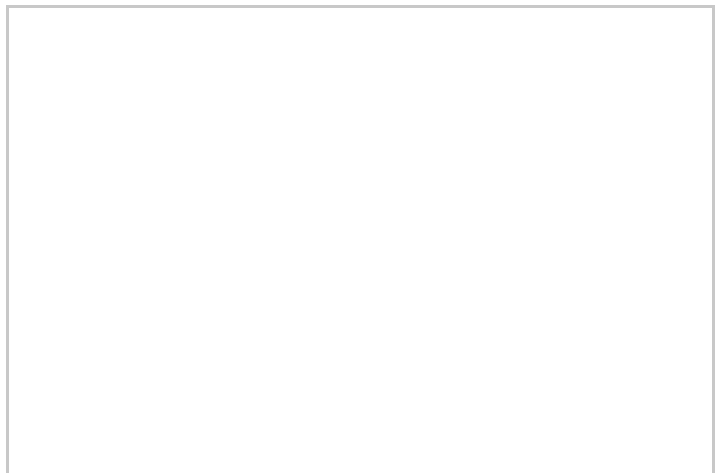
Tenure Type; Leasehold

Leasehold Years remaining on lease; 945

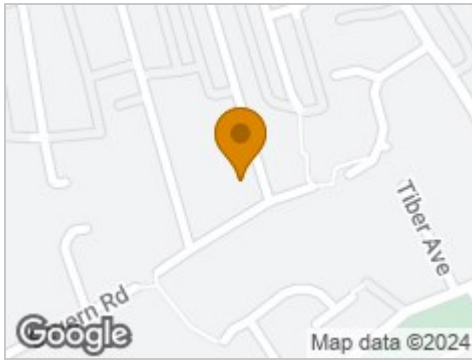
Leasehold Ground Rent Amount £14.00

Council Tax Banding; C

Tel: 0161 669 4833



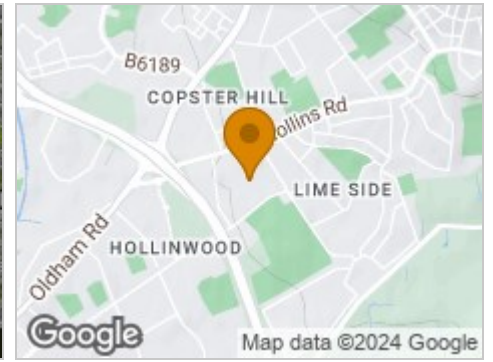
## Road Map



## Hybrid Map



## Terrain Map



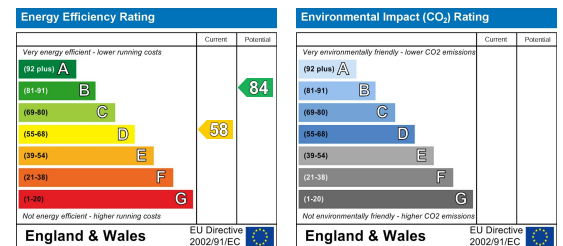
## Floor Plan



## 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.