

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Carnarvon Street

Hollinwood, Oldham, OL8 3PW

Price £175,000



- WELL PRESENTED & MAINTAINED
- 3 BEDROOMS
- GAS CENTRAL HEATING
- COMPOSITE DECKING

- MID TERRACE
- 2 RECEPTION ROOMS
- UPVC DOUBLE GLAZING
- EPC RATING C

Tel: 0161 669 4833

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Welcome to Carnarvon Street, Oldham! This charming terraced house is a hidden gem waiting for you to call it home. As you step inside, you'll be greeted by two inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones.

With three bedrooms, there's plenty of space for the whole family to unwind and make this house their own. The well-maintained bathroom ensures that your daily routines are both comfortable and convenient.

This property boasts modern amenities such as gas central heating and UPVC double glazing, providing you with warmth and energy efficiency all year round. The rear garden is a delightful retreat, featuring composite decking where you can enjoy al fresco dining or simply bask in the sunshine.

Located in a convenient spot, you'll have easy access to local amenities, schools, and transport links, making everyday life a breeze. Don't miss out on the opportunity to own this lovely home in a sought-after area of Oldham. Come and experience the warmth and comfort that this property has to offer - book your viewing today! EPC Rating C

### Entrance Hallway

Upvc entrance door, radiator.

### Dining Room

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

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

### Lounge

13'5" x 12'1" (4.1m x 3.7m)

Upvc double glazed window, radiator.

### Kitchen

12'5" x 6'10" (3.8m x 2.1m)

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

### Bedroom 1

12'1" x 10'5" (3.7m x 3.2m)

Fitted wardrobes, Upvc double glazed window, radiator.

### Bedroom 2

12'1" x 7'2" (3.7m x 2.2m)

Upvc double glazed window, radiator.

### Bedroom 3

9'2" x 6'2" (2.8m x 1.9m)

Upvc double glazed window, radiator.

### Bathroom

12'5" x 6'10" (3.8m x 2.1m)

4 piece suite comprising corner shower cubicle, bath, wash hand basin and low level wc. Upvc double glazed window, radiator.

### Externally

Enclosed garden to rear with composite decking.

### Material Information - Oldham

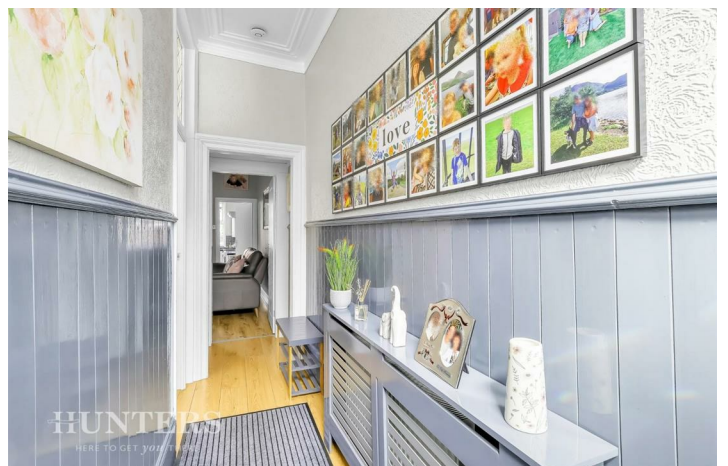
Tenure Type; Leasehold

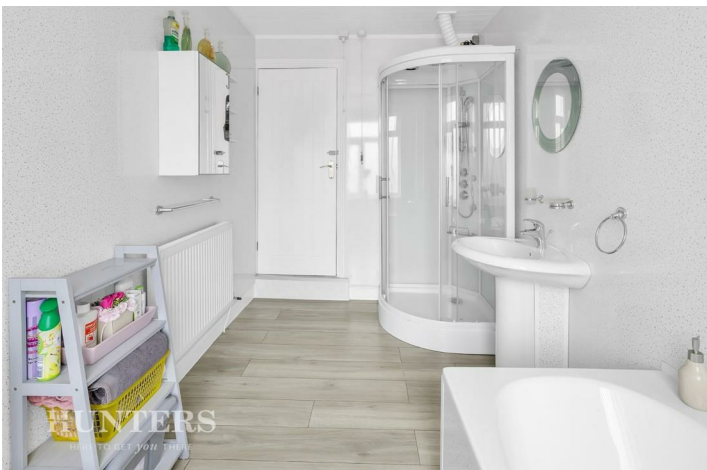
Leasehold Years remaining on lease; 872

Leasehold Ground Rent Amount £1.12

Council Tax Banding; A

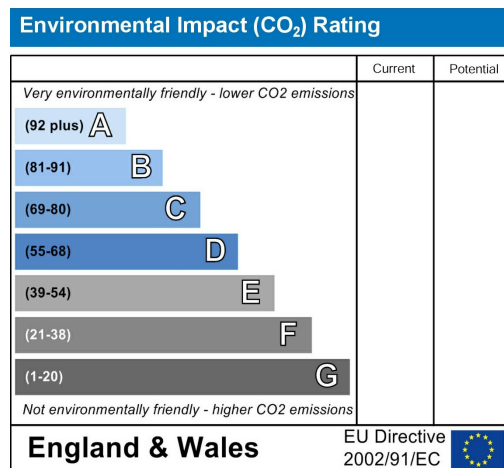
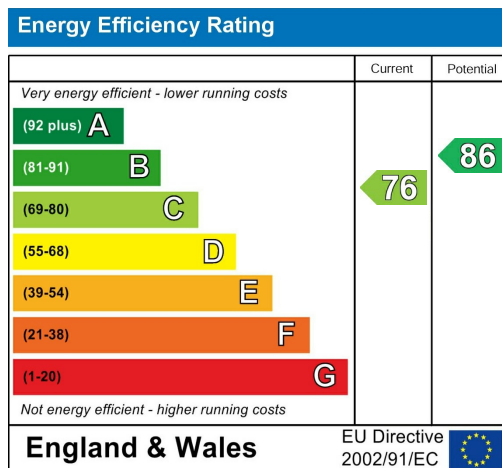
# Floorplan







## Energy Efficiency Graph

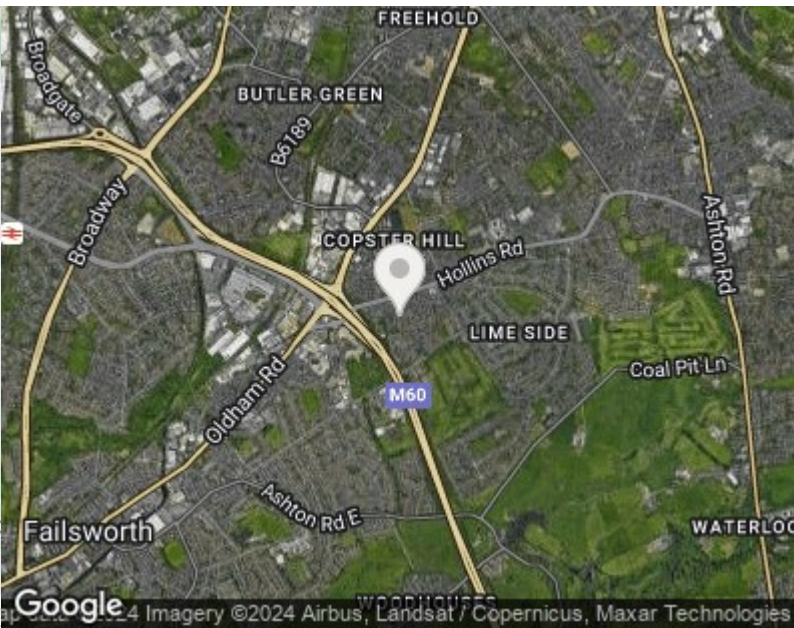


## Viewing

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.

Road Map

Hybrid Map





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.

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