

HUNTERS®

HERE TO GET *you* THERE



Boston Street

Oldham, OL8 1XJ

£160,000



Council Tax: A



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£160,000



Spacious end town house situated in a convenient location. The internal accommodation comprises entrance hallway, lounge, dining room, fitted kitchen, conservatory, 3 bedrooms and family bathroom. The property benefits from gas central heating and Upvc double glazing. Externally there is allocated parking, garden area to the front and enclosed garden to the rear. EPC Rating D

Entrance hall

Radiator, Stairs leading to first floor landing.

Lounge

12'9" x 11'5" (3.9m x 3.5m)

Gas fire with feature surround, Upvc double glazed window, radiator.

Dining Room

9'6" x 7'2" (2.9m x 2.2)

Open plan from lounge, radiator, French doors leading to rear garden.

Kitchen

10'5" x 7'2" (3.2m x 2.2m)

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

Conservatory

10'9" x 7'2" (3.3m x 2.2m)

Situated at the front of the property with tiled flooring.

Bedroom 1

12'5" x 8'2" (3.8m x 2.5m)

Upvc double glazed window, radiator.

Bedroom 2

10'9" x 8'2" (3.3m x 2.5m)

Upvc double glazed window, radiator.

Bedroom 3

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

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.

Externally

Garden area to the front and enclosed garden to the rear.

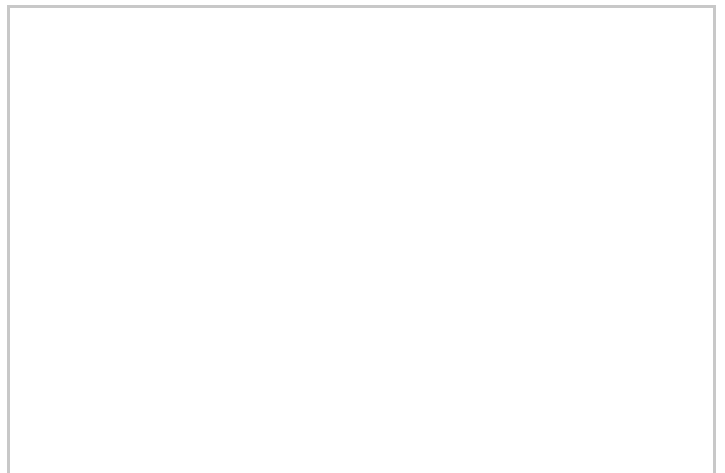
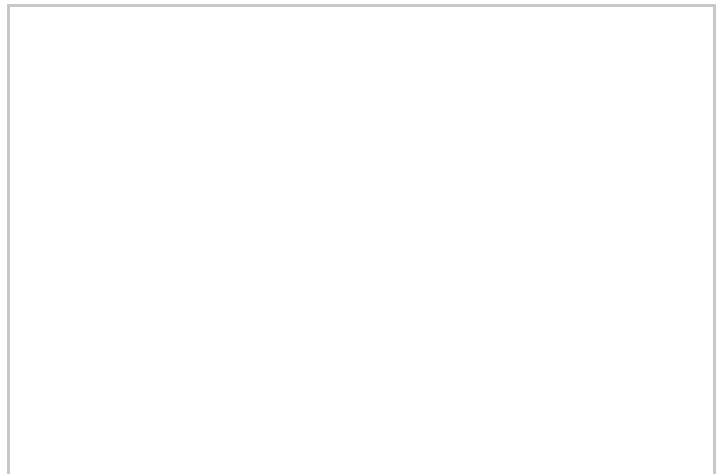
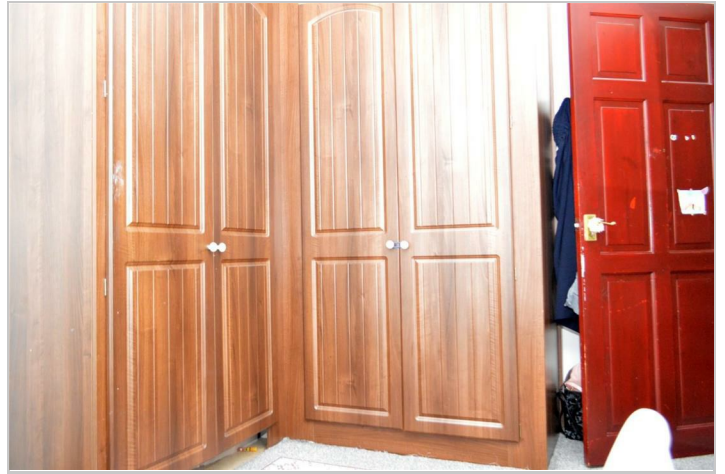
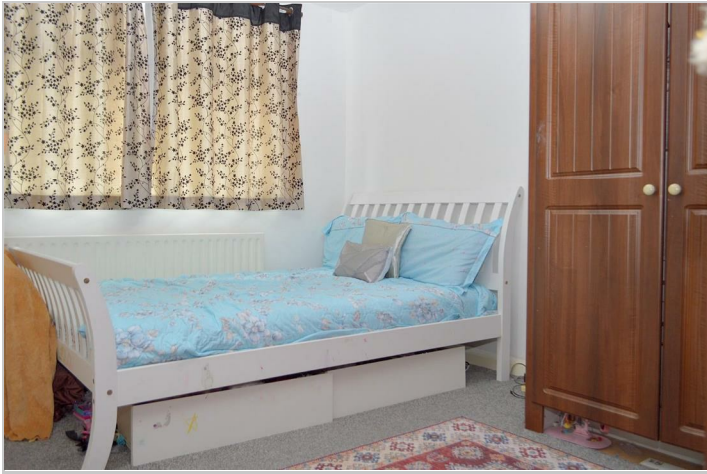
Material Information - Oldham

Tenure Type; A

Leasehold Years remaining on lease; 959

Leasehold Ground Rent Amount, £25.00

Council Tax Banding; A



Road Map



Hybrid Map



Terrain Map



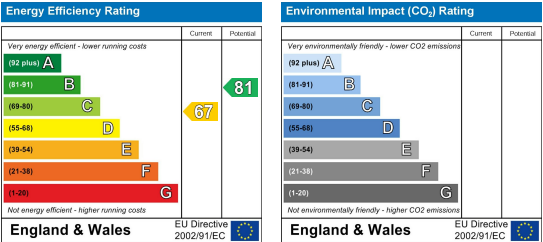
Floor Plan



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.