

# HUNTERS®

HERE TO GET *you* THERE



## Hollins Road

Oldham, OL8 3TA

Offers Over £125,000



Council Tax: A



# Hollins Road

Oldham, OL8 3TA

Offers Over £125,000



Situated in a convenient location this mid terrace property which although requiring some cosmetic updating offers excellent potential for both investors and first time buyers. The internal accommodation comprises entrance hallway, lounge, kitchen, 3 bedrooms and bathroom. The property also benefits from gas central heating and Upvc double glazing. Externally there is an enclosed yard to the rear. EPC RATING C - NO CHAIN

## Vestibule Entrance

Composite entrance door.

Leasehold Ground Rent Amount, £5.00

Council Tax Banding; A

## Lounge

14'5" x 13'5" (4.4m x 4.1m)

Upvc double glazed window, radiator.

## Kitchen

8'10" x 11'9" (2.7m x 3.6m)

Fitted wall and base units with work surfaces and tiled splashback. Double electric oven, hob and extractor hood. Upvc double glazed window, radiator. Stairs leading to first floor landing.

## Bedroom 1

14'5" x 8'2" (4.4m x 2.5m)

Upvc double glazed window, radiator.

## Bedroom 2

11'9" x 8'2" (3.6m x 2.5m)

Upvc double glazed window, radiator.

## Bedroom 3

9'10" x 4'11" (3.0m x 1.5m)

Upvc double glazed window, radiator.

## Externally

Enclosed yard to the rear.

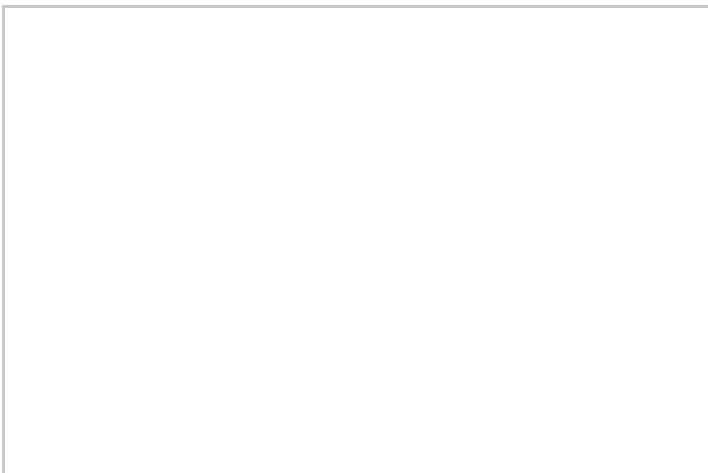
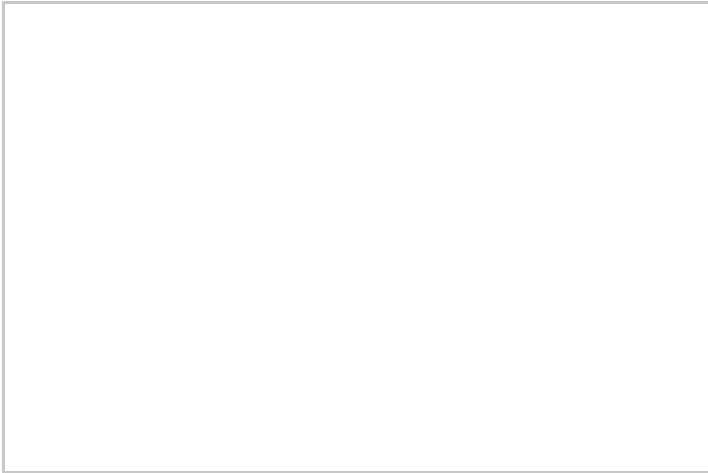
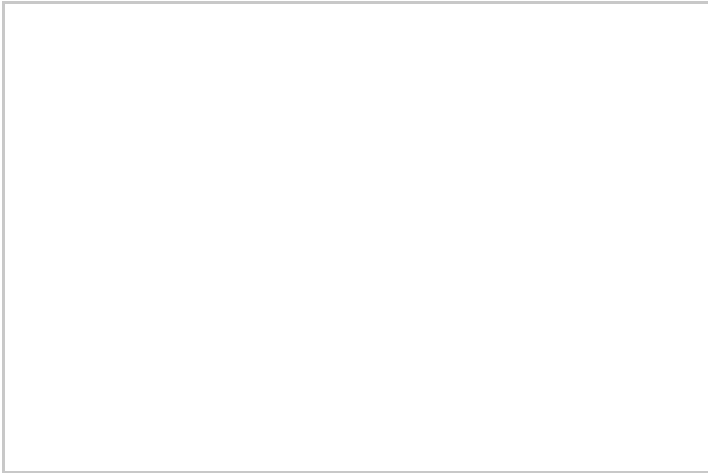
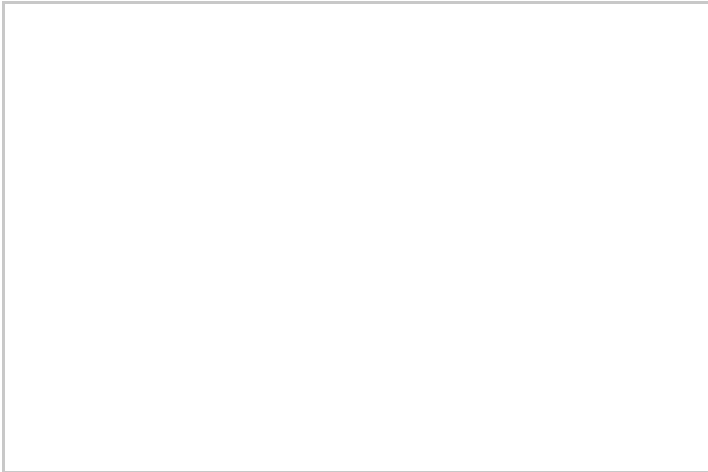
## Material Information - Oldham

Tenure Type; Leasehold

Leasehold Years remaining on lease; 858

Tel: 0161 669 4833





Road Map



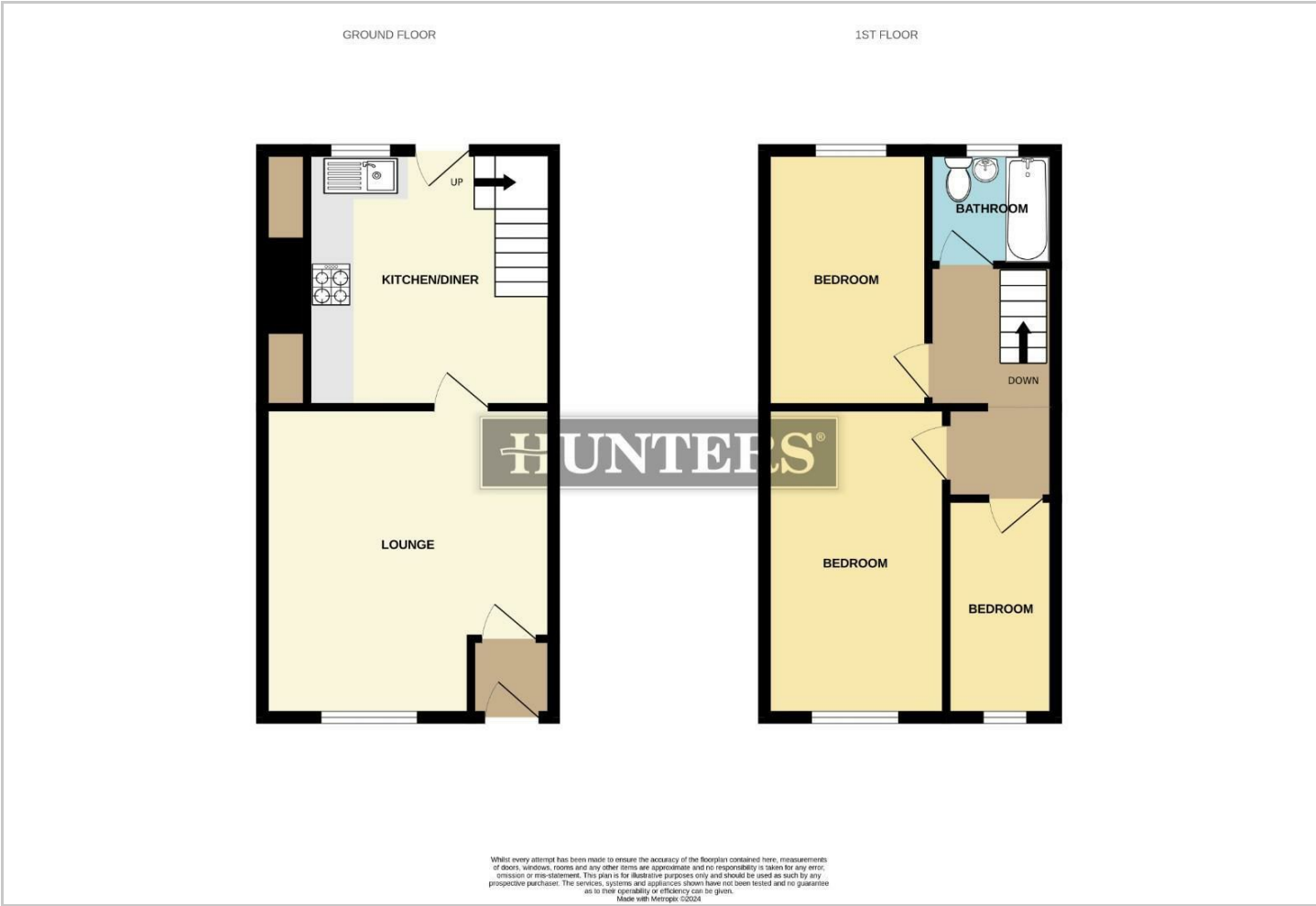
Hybrid Map



Terrain Map



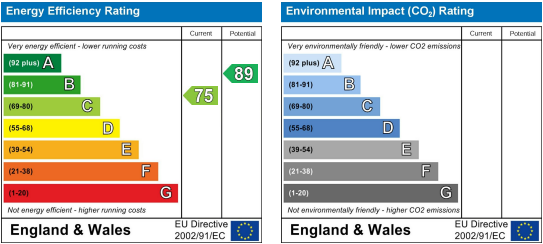
Floor Plan



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.