

# HUNTERS<sup>®</sup>

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## Seventh Avenue

Hollinwood, Oldham, OL8 3RY

Offers Over £150,000



Council Tax: A



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Offers Over £150,000



Situated in a convenient location offering easy access to public transport and motorway links this mid town house which although requires some cosmetic updating offers excellent potential for either first time buyer or investors. The internal accommodation comprises entrance hallway, lounge, kitchen diner, 2 double bedrooms and bathroom. Externally there is a drive to the front and enclosed garden to the rear. **\*\*NO CHAIN\*\*** EPC Rating C

## Entrance Hallway

Upvc entrance door, radiator, stairs leading to first floor landing.

## Lounge

13'5" x 11'5" (4.1m x 3.5m)

Upvc double glazed bay window, radiator.

## Kitchen

17'8" x 6'6" (5.4m x 2.0m)

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

## Bedroom 1

19'8" x 16'0" (6.0m x 4.9m)

Fitted wardrobes, Upvc double glazed window, radiator.

## Bedroom 2

12'5" x 9'10" (3.8m x 3.0m)

Fitted wardrobes, Upvc double glazed window, radiator.

## Bathroom

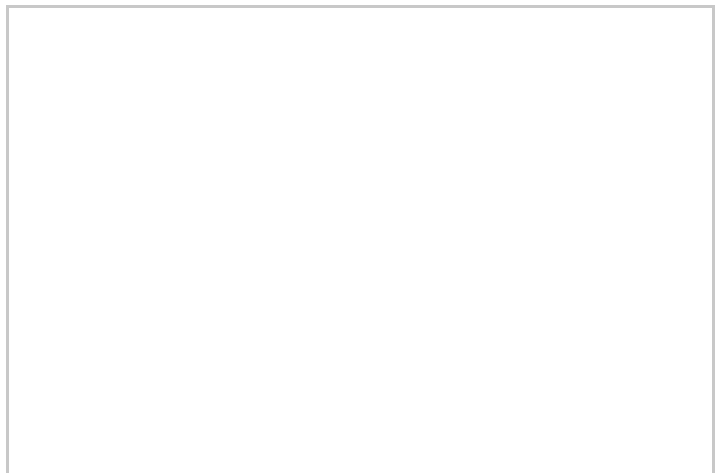
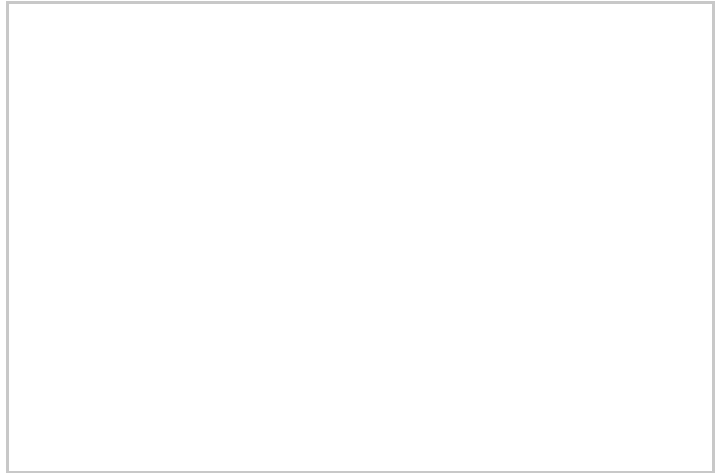
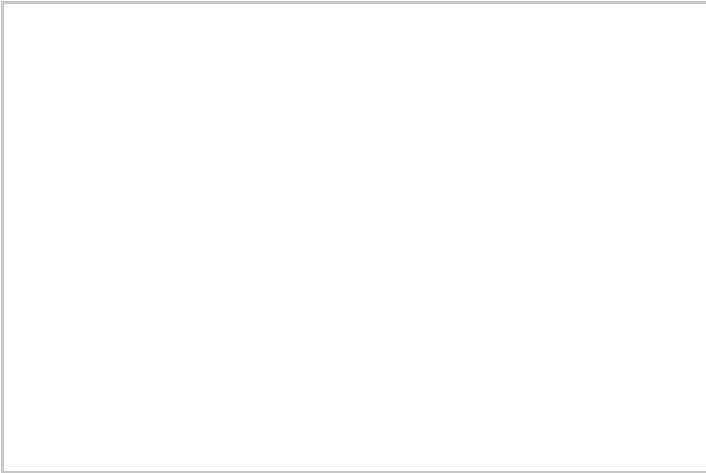
3 piece suite comprising bath with shower over, pedestal wash hand basin and low level wc. Upvc double glazed window, radiator.

## Externally

Driveway to the front and enclosed garden to the rear.

## Material Information - Oldham

Tenure Type; Currently leasehold, however the Freehold is being purchased by the vendor and on completion of the sale the property will be Freehold. Council Tax Banding; A



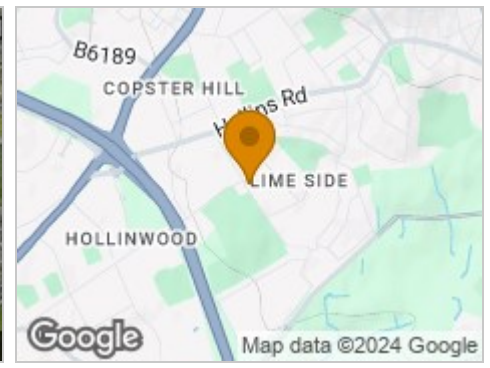
## Road Map



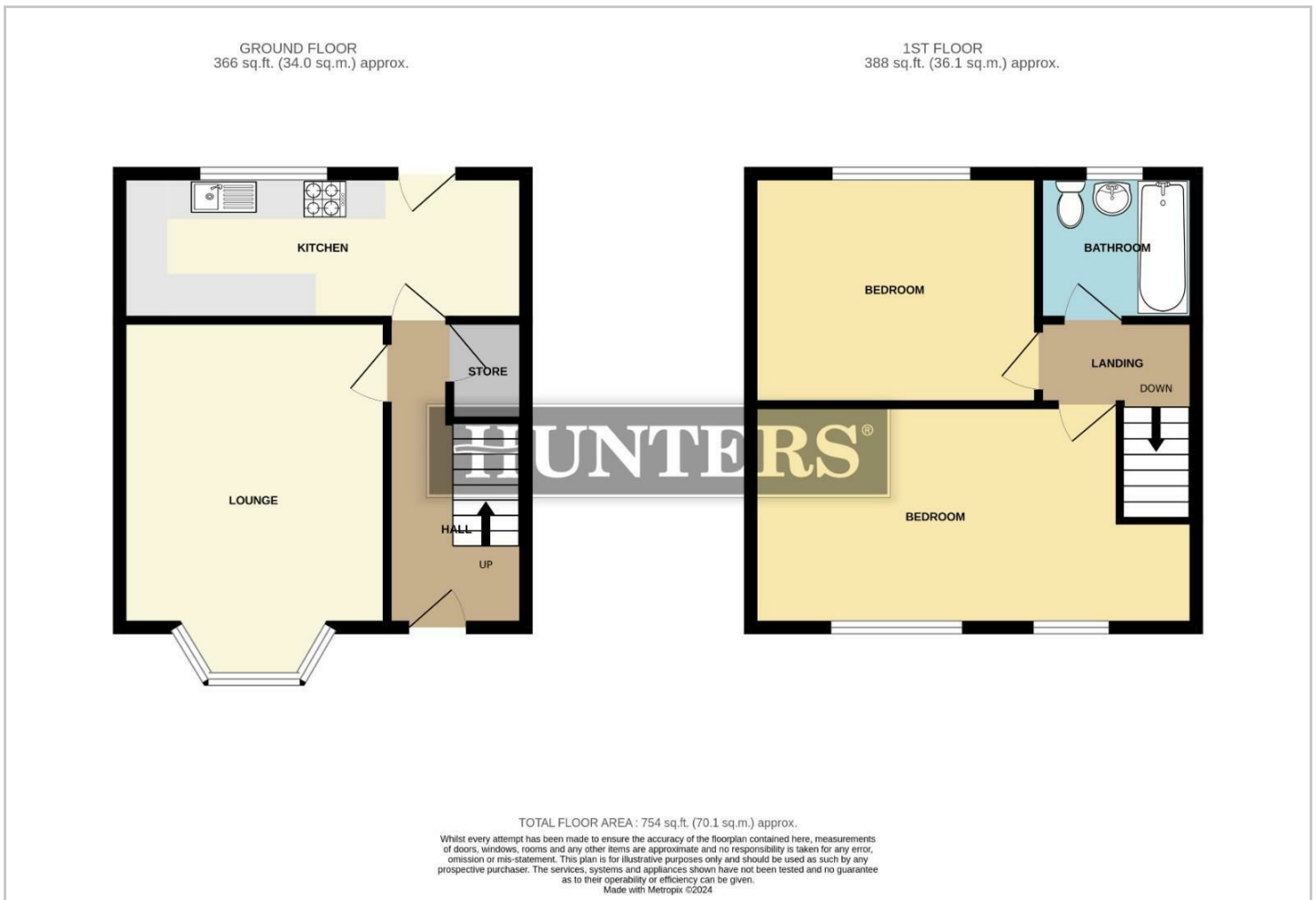
## Hybrid Map



## Terrain Map



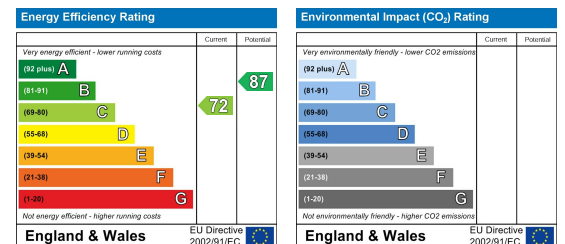
## Floor Plan



## 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.