

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



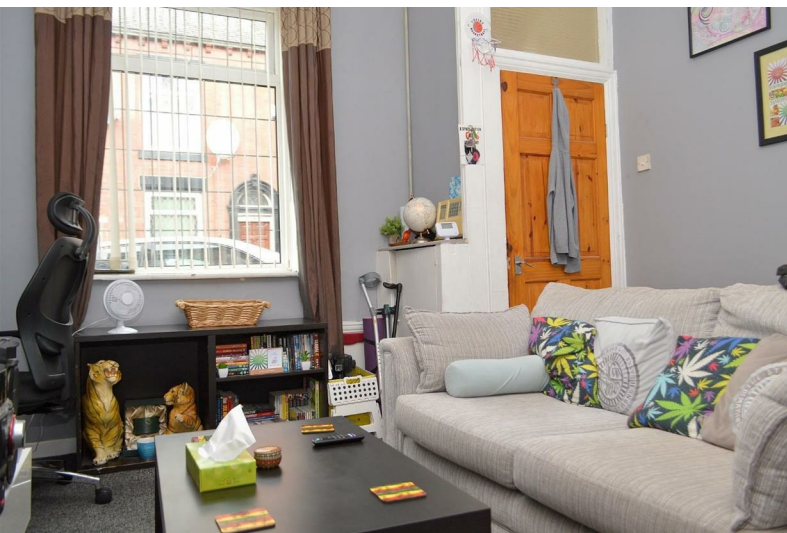
## Marion Street

Oldham, OL8 2AW

Price £110,000



Council Tax: A



# Marion Street

Oldham, OL8 2AW

Price £110,000



**\*\*Tenanted Investment Property\*\*Buy To Let Only\*\*** Mid terrace situated in a convenient location. The internal accommodation comprises vestibule entrance, lounge, kitchen diner, 2 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 D

Currently let on an assure shorthold tenancy generating £650 pcm income.

The property is within Oldham Council selective licence scheme, the current landlord has the required licence, however this is not transferrable and any purchaser would be required to apply for their own property licence.

## Vestibule Entrance

Upvc entrance door.

## Lounge

Upvc double glazed window, radiator.

## Kitchen Diner

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

## Bedroom 1

Upvc double glazed window, radiator.

## Bedroom 2

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

Enclosed yard to the rear.

Tenure Type; Leasehold

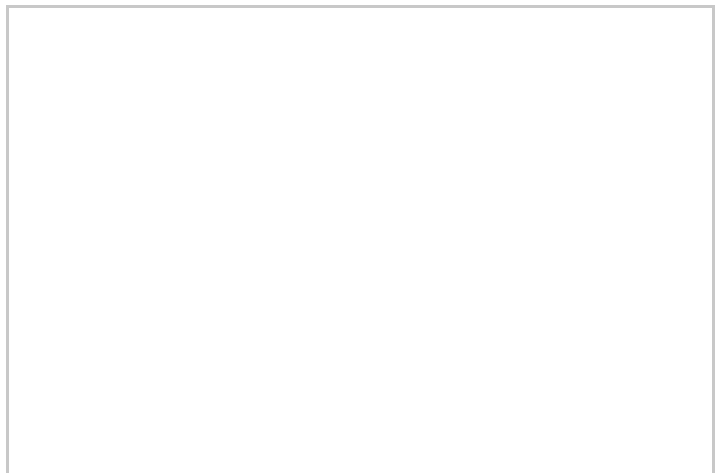
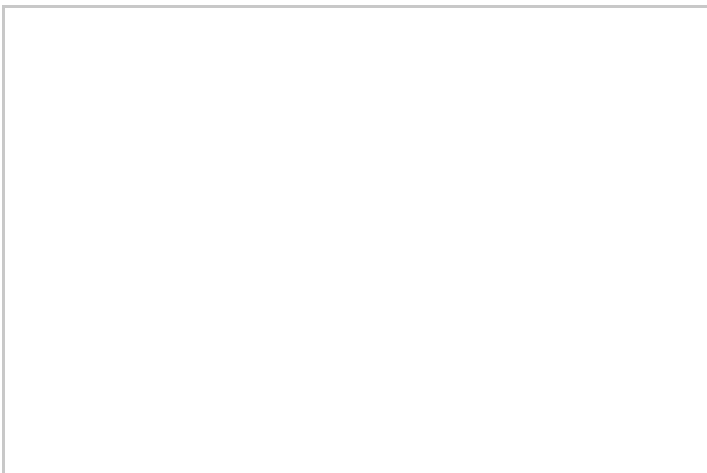
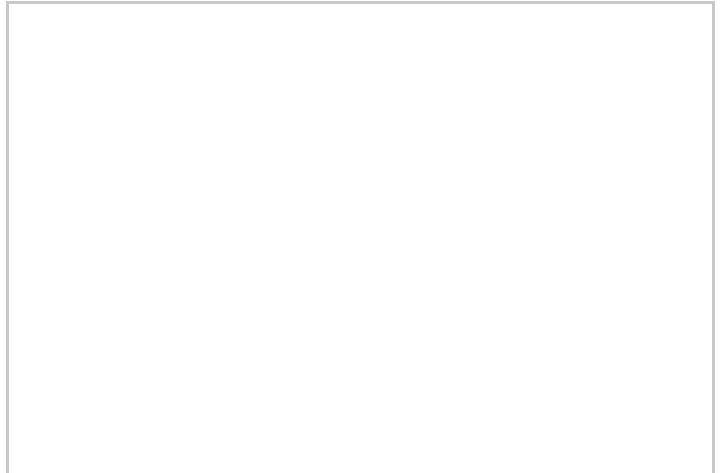
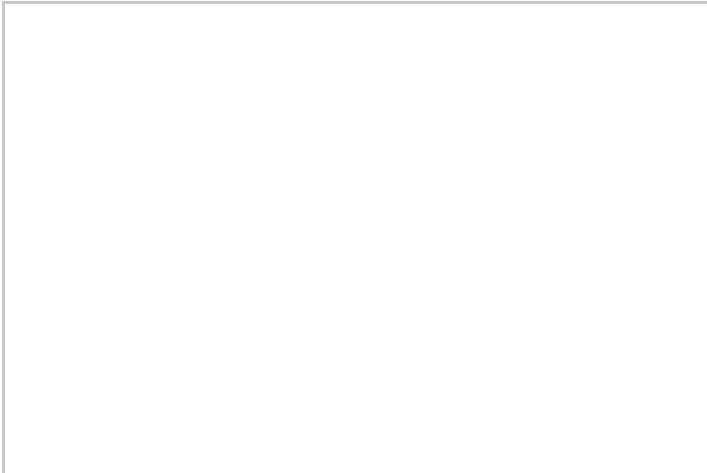
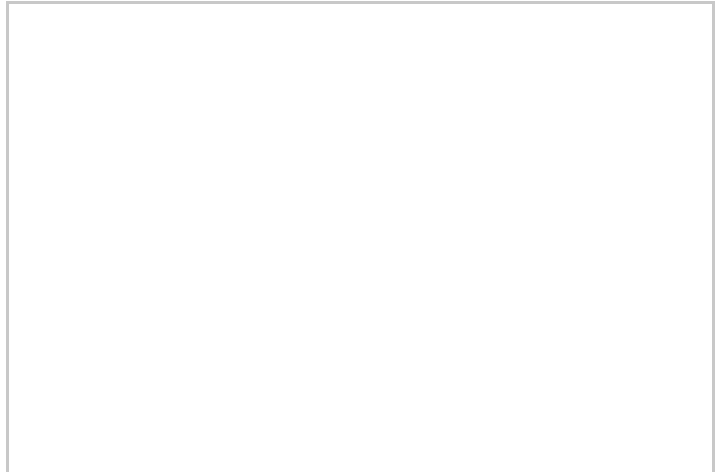
Leasehold Years remaining on lease; 848

Leasehold Ground Rent Amount, £2.00

Council Tax Banding; A

Material Information - Oldham

Tel: 0161 669 4833



## Road Map



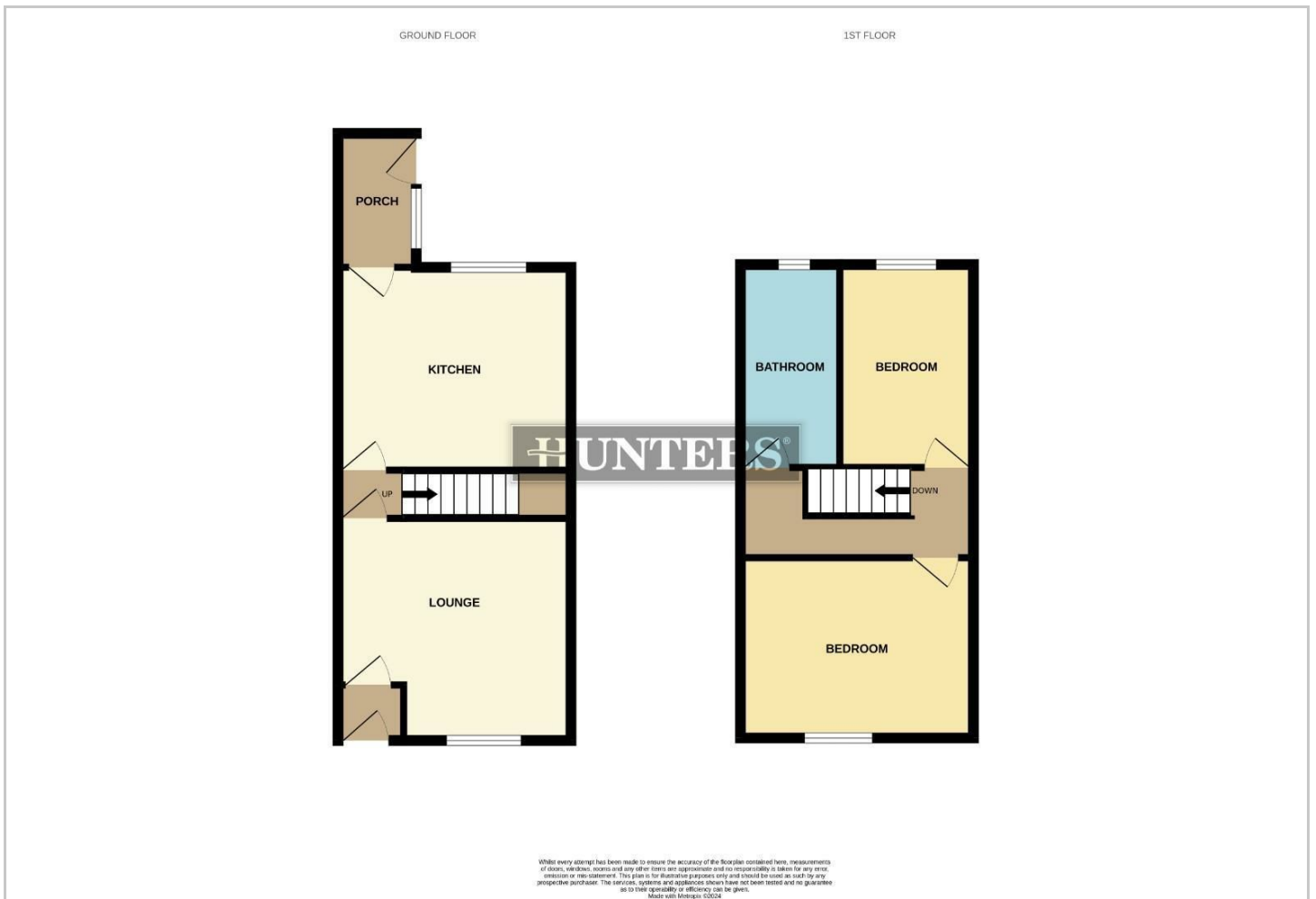
## Hybrid Map



## Terrain Map



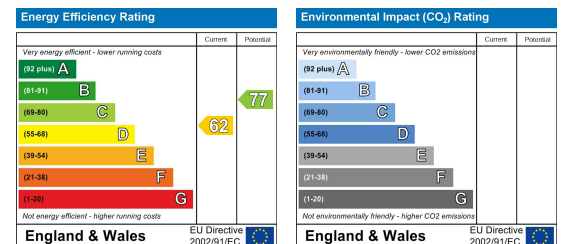
## Floor Plan



## 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.