

HUNTERS[®]

HERE TO GET *you* THERE



Kimberley Street

Oldham, OL8 4NY

Price £145,000



Council Tax: A



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Situated in a convenient location, this terraced house is a true gem waiting to be discovered. Boasting a cosy reception room, two inviting bedrooms, and a modern bathroom, this property is perfect for those seeking comfort and style.

Step inside to find a well-presented and maintained interior, offering a warm and welcoming atmosphere throughout. The modern fitted kitchen is a highlight, providing the perfect space to whip up delicious meals for family and friends.

The main bedroom features fitted wardrobes, ensuring ample storage space and adding a touch of elegance to the room. With gas central heating and UPVC double glazing, this home is not only stylish but also practical, keeping you warm and cosy during the colder months.

Conveniently located, this property offers easy access to local amenities, schools, and transport links, making it an ideal choice for those looking for a hassle-free lifestyle.

Don't miss out on the opportunity to make this house your home - book a viewing today and experience the charm of Kimberley Street living! EPC Rating C

Vestibule Entrance

Upvc Entrance Door

Lounge

13'9" x 13'9" (4.2m x 4.2m)

Wall hung fire, Upvc double glazed window, radiator.

Kitchen Diner

12'1" x 10'2" (3.7m x 3.1m)

Modern fitted wall and base units with work surfaces and tiled splashback. Integrated fridge freezer & microwave, electric oven, hob and extractor hood. Upvc double glazed window, radiator.

Bedroom 1

13'9" x 13'9" (4.2m x 4.2m)

Modern fitted wardrobes, Upvc double glazed window, radiator.

Bedroom 2

10'2" 6'6" (3.1m 2.0m)

Upvc double glazed window, radiator.

Shower Room

Walk in shower cubicle, wash hand basin and low level wc. Wall and floor tiles, Upvc double glazed window, radiator.

Externally

Small forecourt to the front with enclosed yard to the rear.

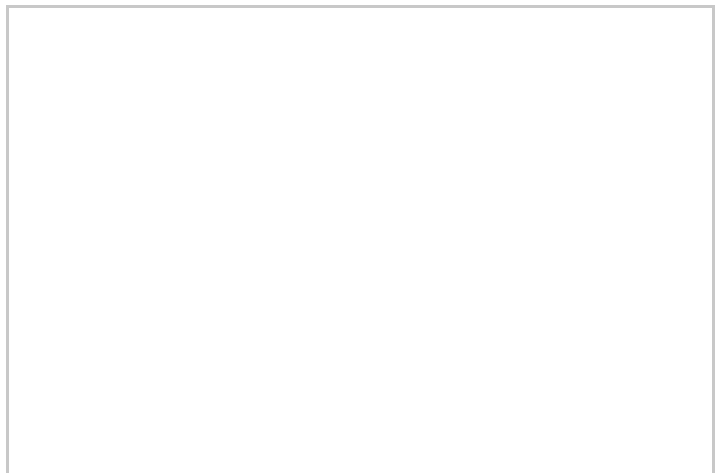
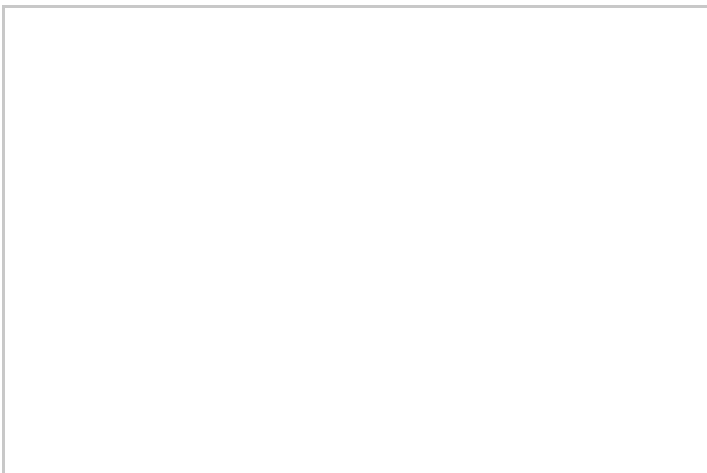
Material Information - Oldham

Tenure Type; Leasehold

Leasehold Years remaining on lease; 878

Leasehold Ground Rent Amount, £4.00

Council Tax Banding; A



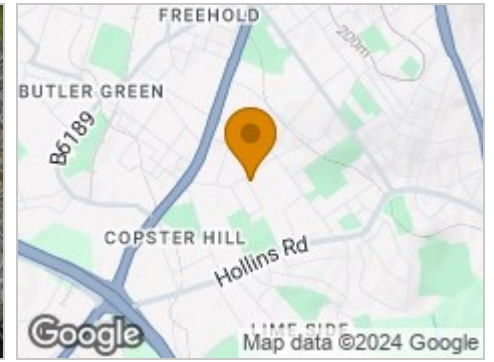
Road Map



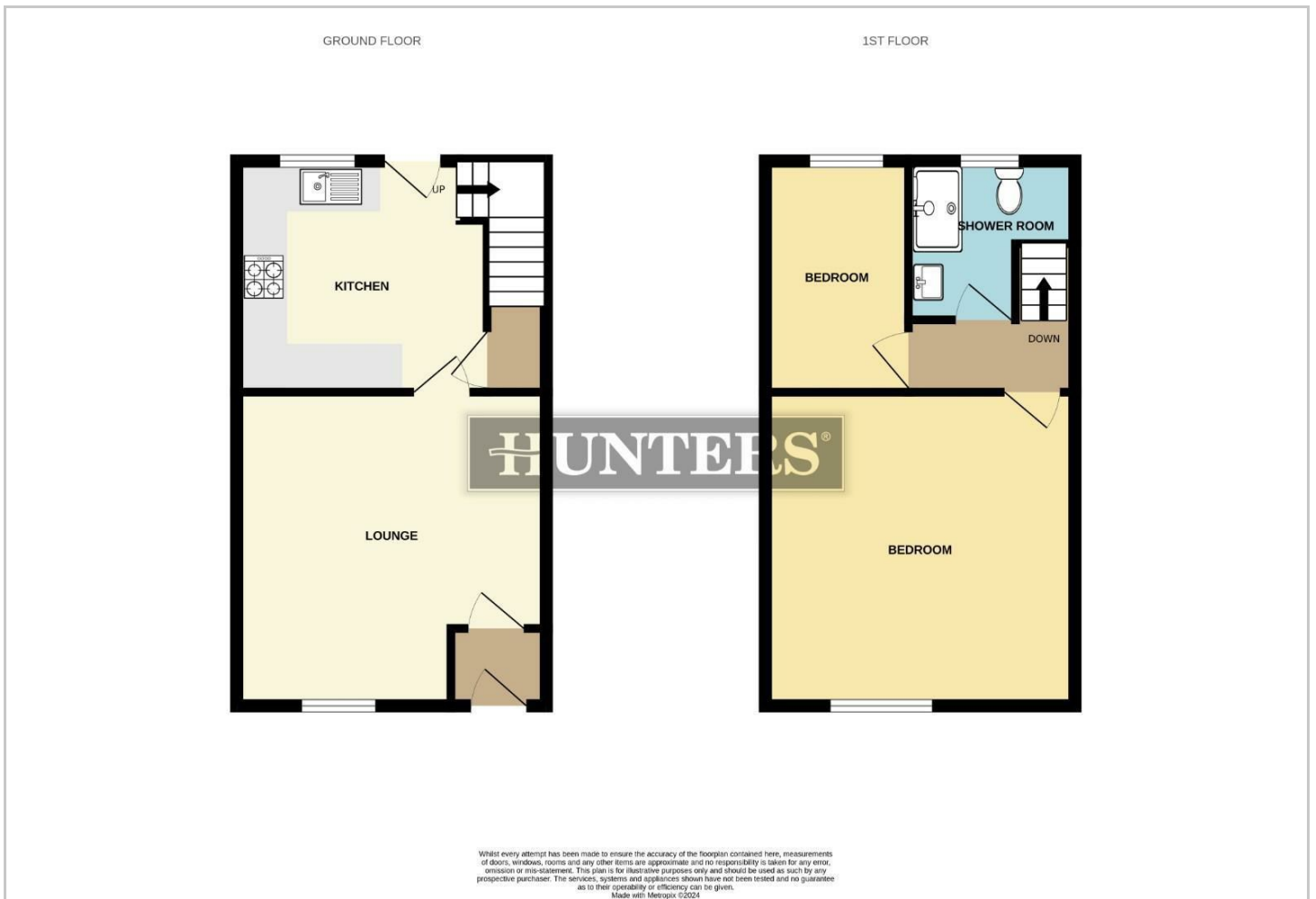
Hybrid Map



Terrain Map



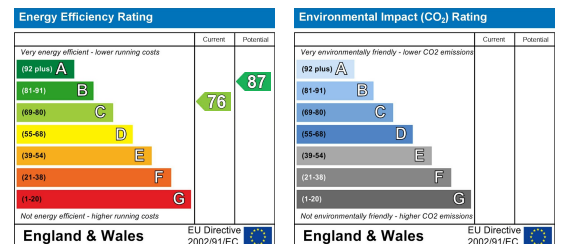
Floor Plan



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.