

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Ralstone Avenue

Oldham, OL8 1LY

Price £130,000



Council Tax: A





# Ralstone Avenue

Oldham, OL8 1LY

Price £130,000



**\*\*To Be Sold Tenanted\*\*** **\*\*Buy To Let Investors ONLY\*\*** Mid town house comprising entrance hall, lounge, kitchen diner, 2 bedrooms and bathroom. The property also benefits from gas central heating and Upvc double glazing. Externally there are gardens to front and rear.

Current rental income is £825 pcm.

EPC Rating C

## Entrance Hallwa

Upvc entrance door.

## Lounge

11'9" x 11'9" (3.6m x 3.6m)

Upvc double glazed window, radiator.

## Kitchen

15'1" x 7'2" (4.6m x 2.2m)

Fitted wall and base units with work surfaces. Upvc double glazed window, radiator.

## Bedroom 1

11'9" x 10'9" (3.6m x 3.3m)

Upvc double glazed window, radiator.

## Bedroom 2

8'6" x 7'2" (2.6m x 2.2m)

Upvc double glazed window, radiator.

## Bathroom

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

## Externally

Gardens to both the front and rear.

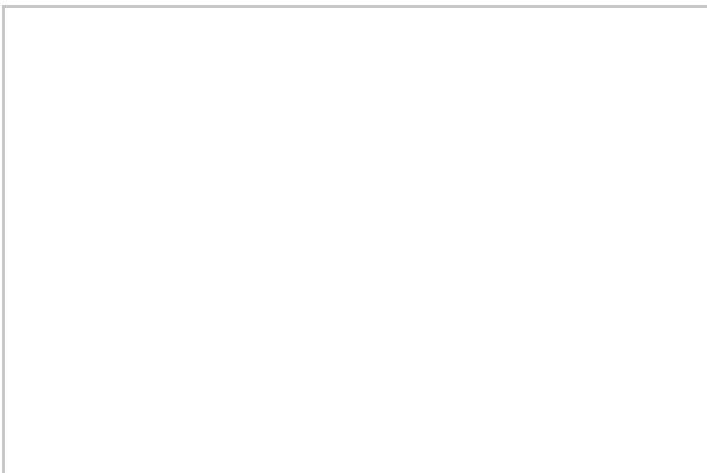
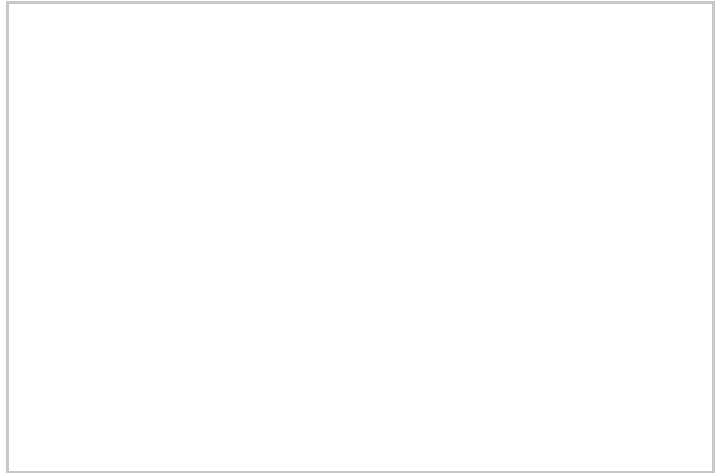
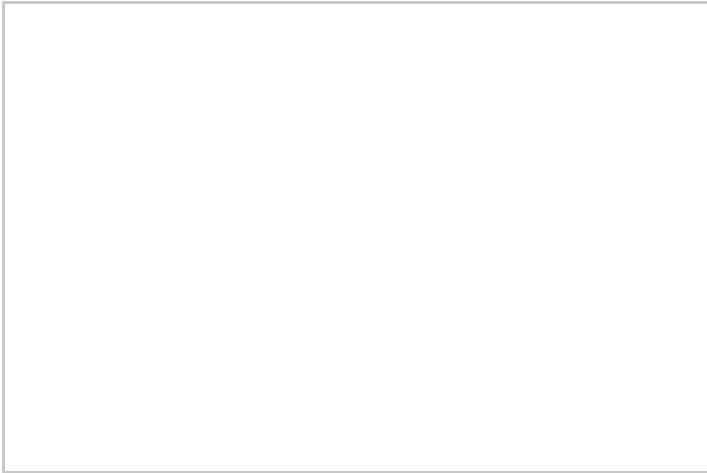
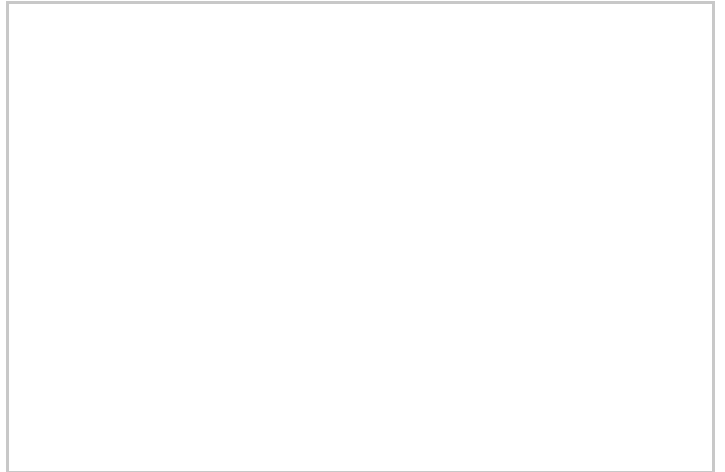
## Material Information - Oldham

Tenure Type; Leasehold

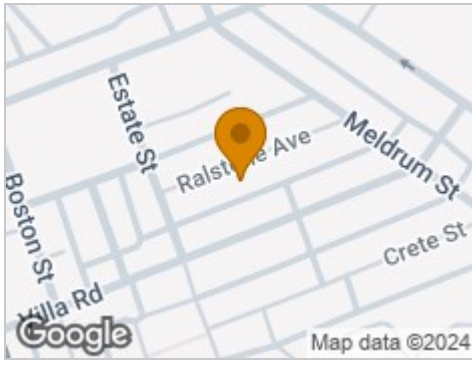
Leasehold Years remaining on lease; 846

Leasehold Ground Rent Amount £5.00

Council Tax Banding; A



## Road Map



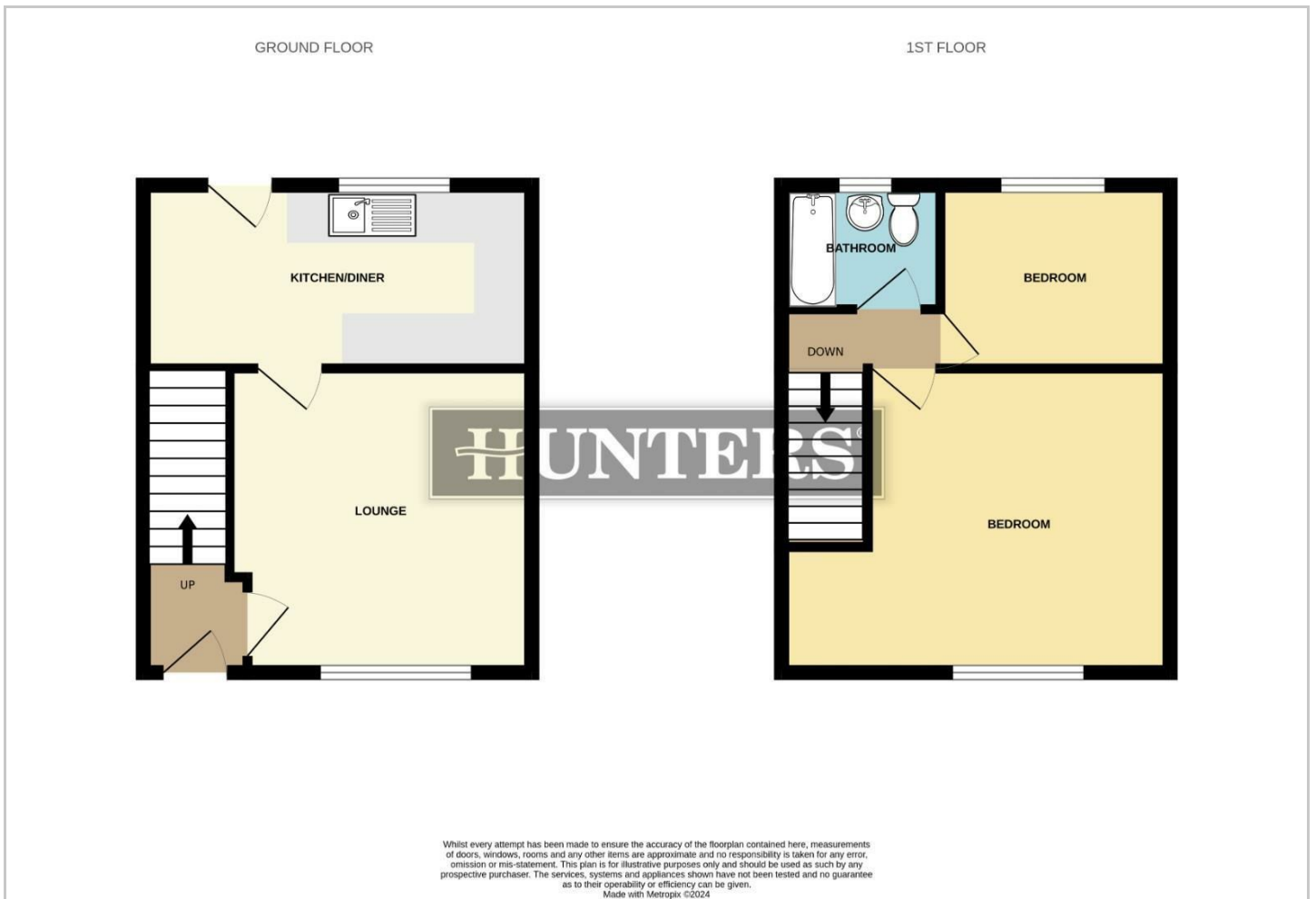
## Hybrid Map



## Terrain Map



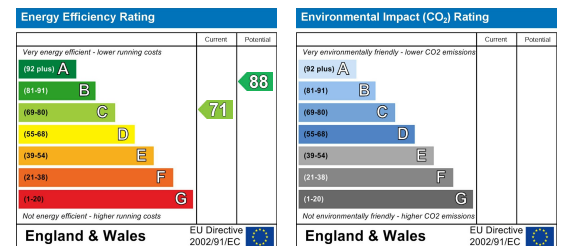
## Floor Plan



## 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.