

# HUNTERS®

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## Rutland Street

Failsworth, Manchester, M35 9DD

Offers Over £145,000



Council Tax: A



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Failsworth, Manchester, M35 9DD

Offers Over £145,000



Situated in a convenient and popular location this mid town house is offered for sale with no onward chain. The property requires updating but offers excellent potential for any buyer looking to put their own stamp on a place to call home. The internal accommodation comprises entrance hall, lounge, kitchen diner, 2 bedrooms and bathroom. The property has gas central heating and Upvc double glazing. Externally there is a small forecourt to the front with enclosed yard to the rear. NO CHAIN. EPC Rating C

## Entrance Hall

Upvc double glazed window, radiator, stairs to first floor landing.

Tenure Type; Leasehold

Leasehold Years remaining on lease; 824

Leasehold Ground Rent Amount £15.00

Council Tax Banding; A

## Lounge

12'1" x 10'9" (3.7m x 3.3m)

Upvc double glazed window, radiator.

## Kitchen Diner

15'1" x 10'9" (4.6m x 3.3m)

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

## Bedroom 1

15'1" x 10'9" (4.6m x 3.3m)

Fitted wardrobes and drawers, Upvc double glazed window, radiator.

## Bedroom 2

11'1" x 9'2" (3.4m x 2.8m)

Upvc double glazed window, radiator.

## Bathroom

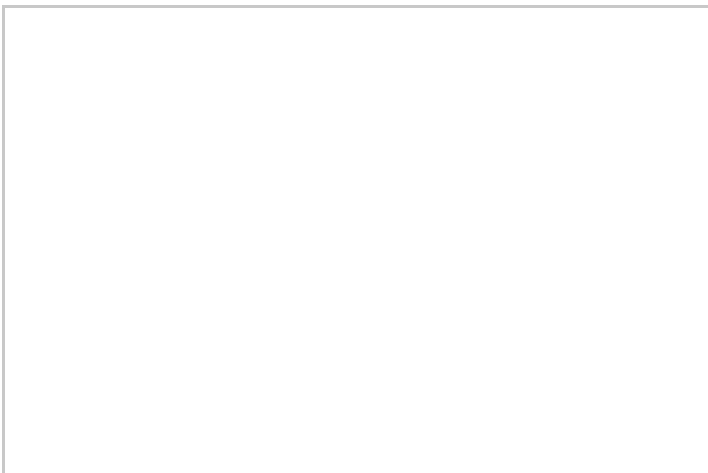
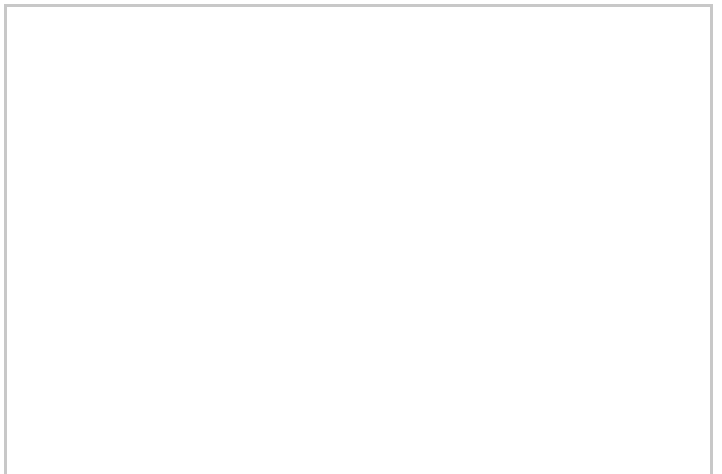
3 piece suite comprising bath with shower over, pedestal wash hand basin and low level wc.

## Externally

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

Material Information - Oldham





Road Map



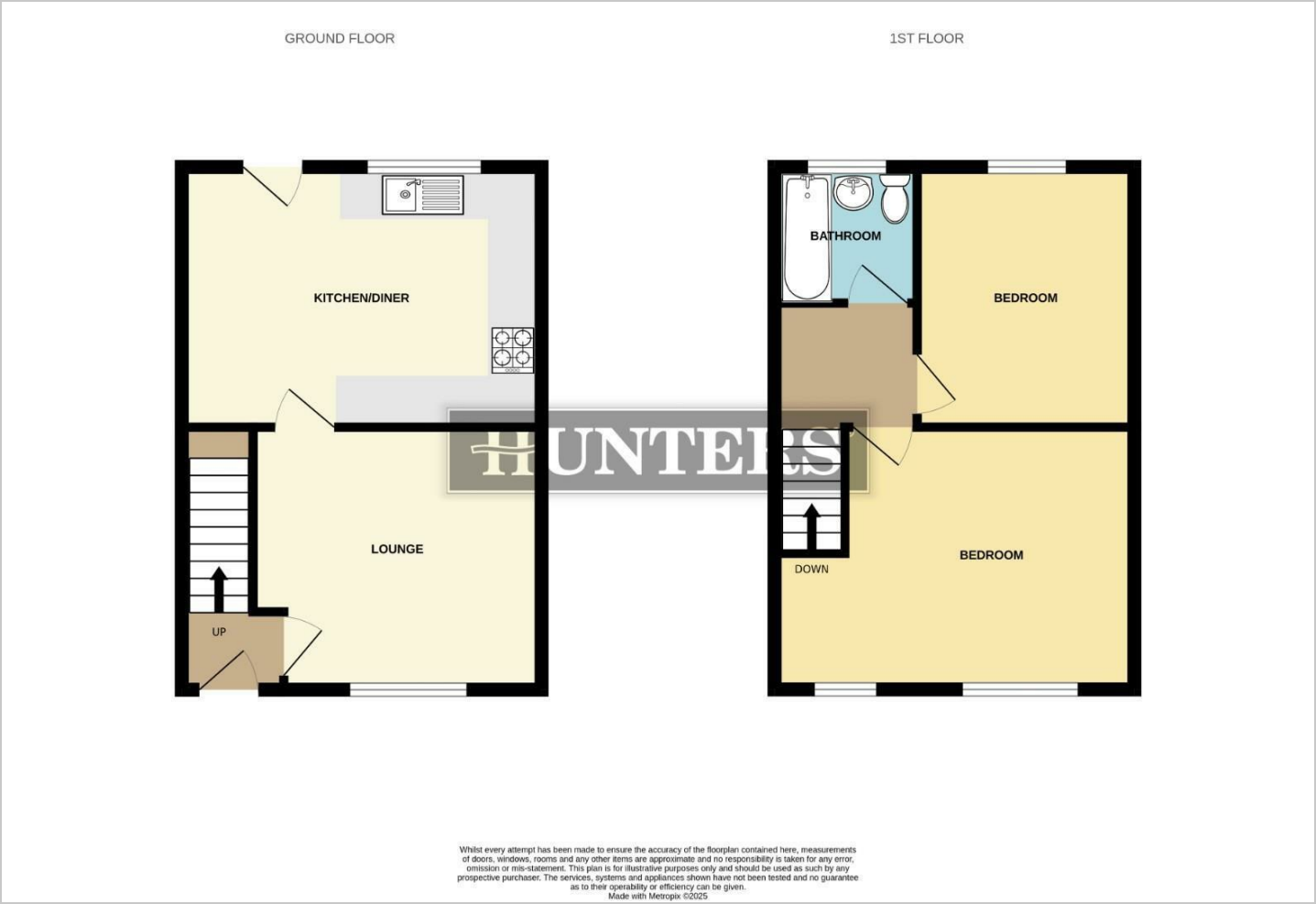
Hybrid Map



Terrain Map



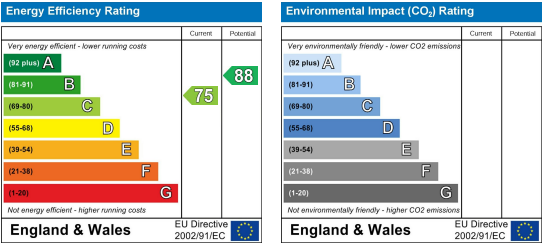
Floor Plan



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.