

HUNTERS®

HERE TO GET *you* THERE



Heron Street

Hollins, Oldham, OL8 4JR

Offers Over £170,000



- RESIDENTIAL / COMMERCIAL
- MID TOWN HOUSE
- GAS CENTRAL HEATING
- REAR GARDEN

- CURRENTLY A HAIRDRESSERS
- 3 BEDROOMS
- UPVC DOUBLE GLAZING
- EPC RATING C

Tel: 0161 669 4833

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Situated in a convenient location this mid terrace property which currently has a salon at the front with living accommodation to the rear and 1st floor. The internal accommodation comprises salon, lounge, kitchen, 3 bedrooms and bathroom. The property benefits from gas central heating and Upvc double glazing. Externally there is an enclosed garden to the rear.

Currently used as a hairdressing salon but would suite a number of uses subject to relevant planning permission. EPC Rating C

Salon

10'2" x 17'5" (3.1 x 5.3)

Fitted units, chairs and back washes.

Lounge

12'2" x 17'5" (3.7 x 5.3)

Upvc double glazed window, radiator.

Kitchen

6'11" x 9'6" (2.11 x 2.9)

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

Bedroom 1

9'2" x 11'6" (2.8 x 3.5)

Upvc double glazed window, radiator.

Bedroom 2

8'6" x 8'10" (2.6 x 2.7)

Upvc double glazed window, radiator.

Bedroom 3

5'3" x 9'2" (1.6 x 2.8)

Upvc double glazed window, radiator.

Bathroom

6'7" x 7'7" (2.01 x 2.31)

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

Externally

Enclosed garden to the rear.

Material Information - Oldham

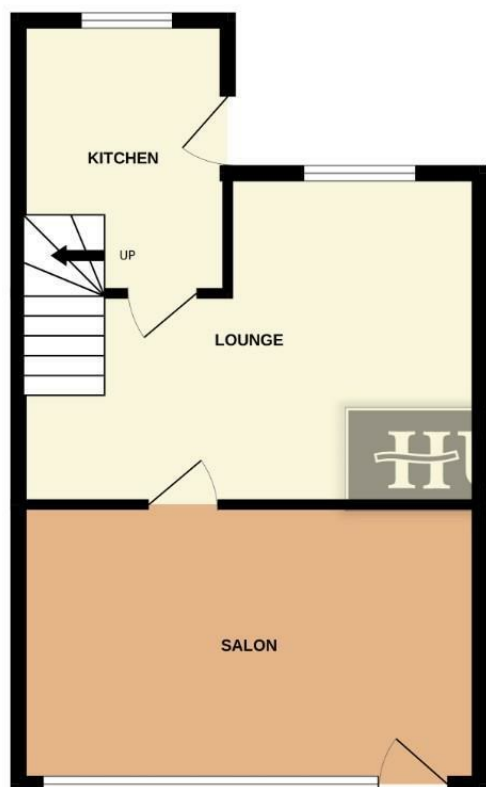
Tenure Type; Leasehold

Leasehold Years remaining on lease; 896

Leasehold Ground Rent Amount £3.10

Council Tax Banding; A

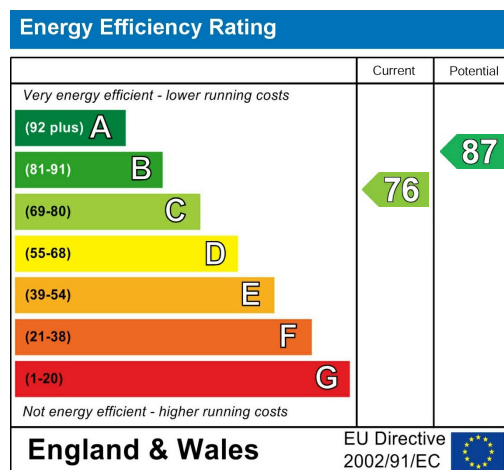
Floorplan







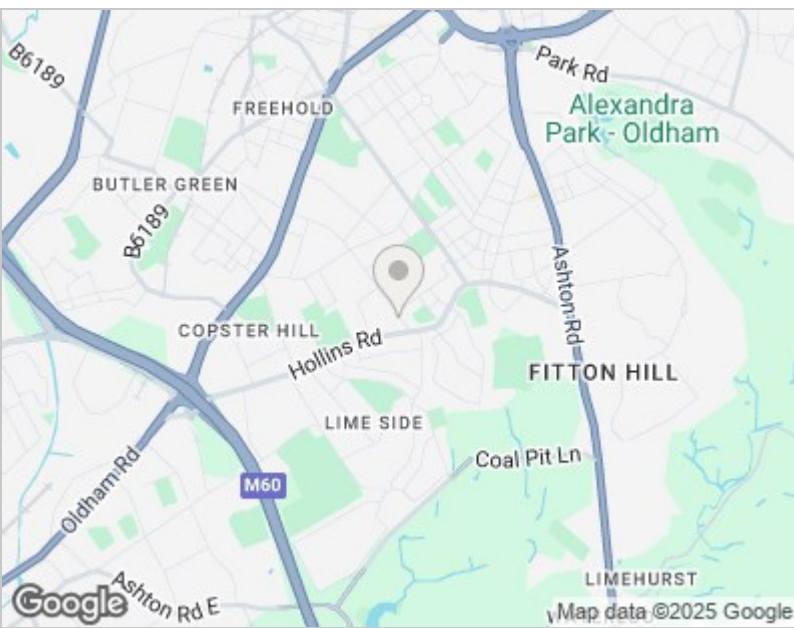
Energy Efficiency Graph



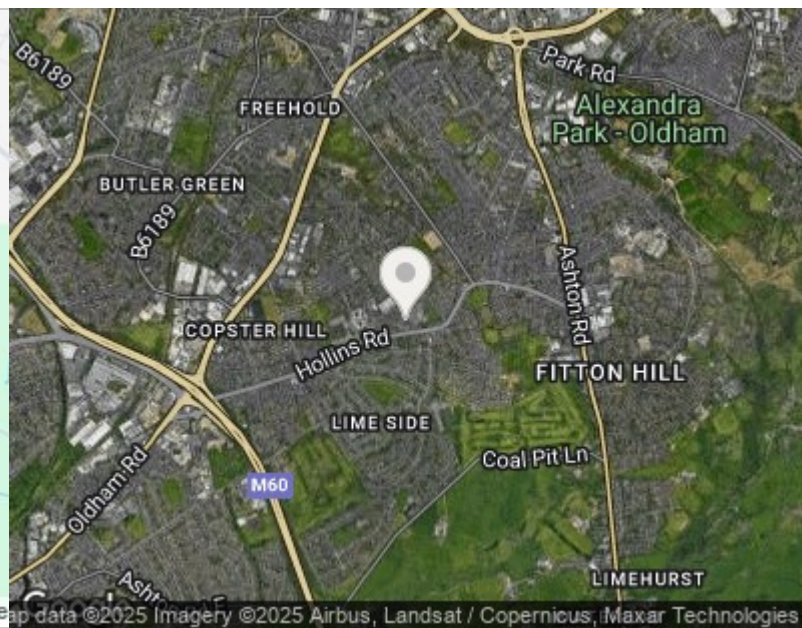
Viewing

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.

Road Map



Hybrid Map





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.

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