

HUNTERS®

HERE TO GET *you* THERE



Hollins Road

Hollinwood, Oldham, OL8 3UT

Price £140,000



- IDEAL INVESTMENT / FIRST TIME PURCHASE
- WELL PRESENTED
- GAS CENTRAL HEATING
- REAR YARD
- END TERRACE
- 2 BEDROOMS
- UPVC DOUBLE GLAZING
- EPC RATING C

Tel: 0161 669 4833

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Price £140,000



Situated on Hollins Road in Oldham, this delightful end terrace house presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts two bedrooms, making it an ideal space for small families or those seeking a comfortable living arrangement.

Upon entering, you will find a welcoming reception room that is both spacious and well-presented, providing a perfect setting for relaxation or entertaining guests. The house is equipped with gas central heating, ensuring warmth and comfort throughout the colder months, while the UP VC double glazing enhances energy efficiency and noise reduction.

The convenient location of this property allows for easy access to local amenities, schools, and transport links, making it a practical choice for everyday living. Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this house on Hollins Road is sure to meet your needs.

With its appealing features and convenient location, this property is not to be missed. Arrange a viewing today to fully appreciate all that it has to offer. EPC Raing C

Vestibule Entrance

Upvc entrance door.

Lounge

14'1" x 13'9" (4.3m x 4.2m)

Fire with feature surround, Upvc double glazed window, radiator.

Kitchen Diner

10'3" x 10'2" (3.13m x 3.1m)

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

Bedroom 1

14'1" x 13'5" (4.3m x 4.1m)

Upvc double glazed window, radiator.

Bedroom 2

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

Upvc double glazed window, radiator.

Shower Room

3 piece suite comprising shower enclosure, vanity wash hand basin and concealed cistern wc. Upvc double glazed window, radiator.

Externally

Enclosed yard to the rear with artificial grass.

Material Information - Oldham

Tenure Type;

Leasehold Years remaining on lease; 853

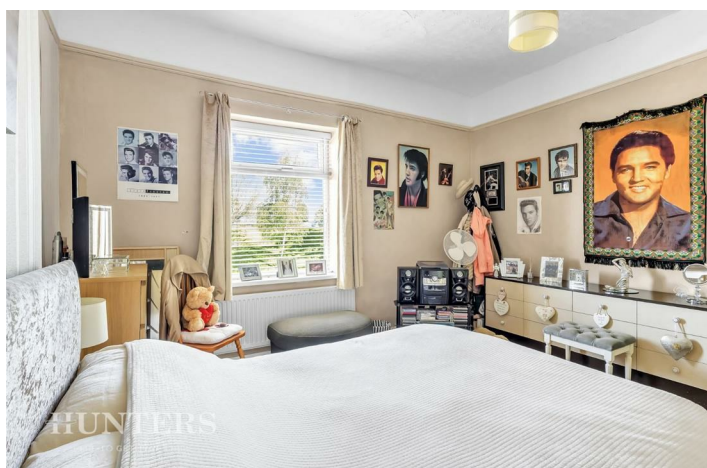
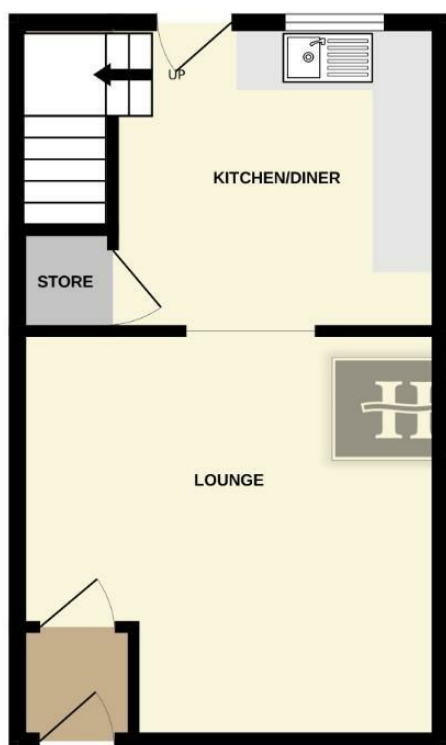
Leasehold Annual Service Charge Amount £1.50

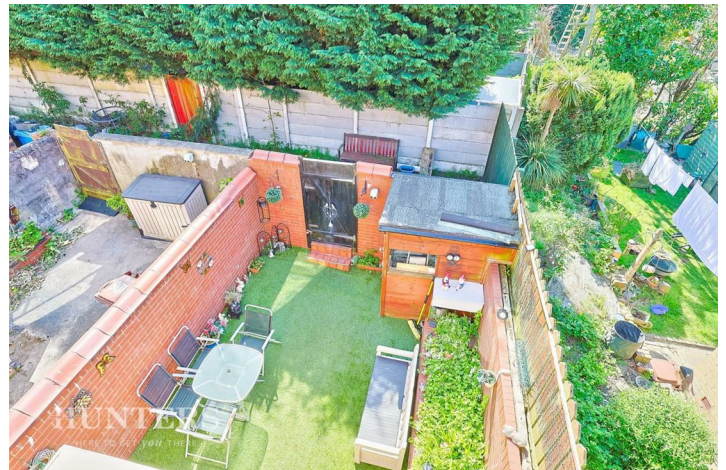
Leasehold Ground Rent Amount, Uplift %, Rent Review Period;

Shared Ownership % of share, amount of rent on remaining share £

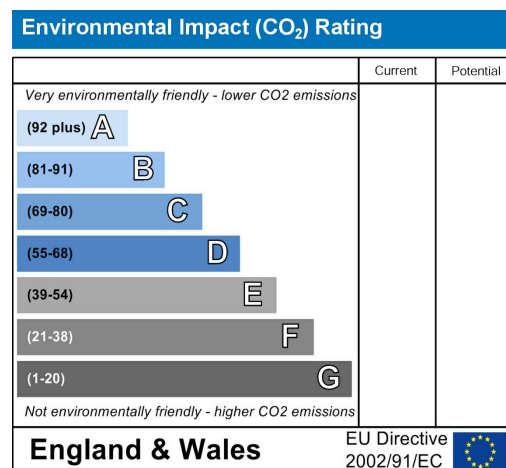
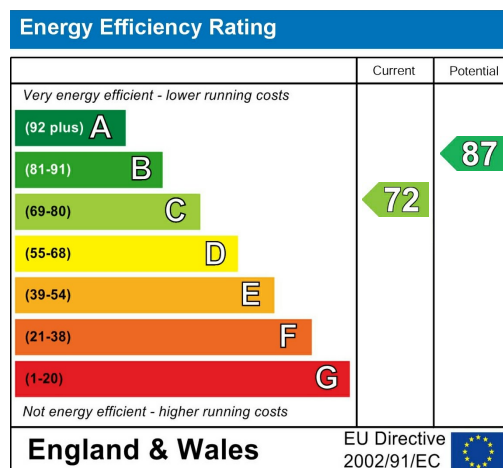
Council Tax Banding;

Floorplan





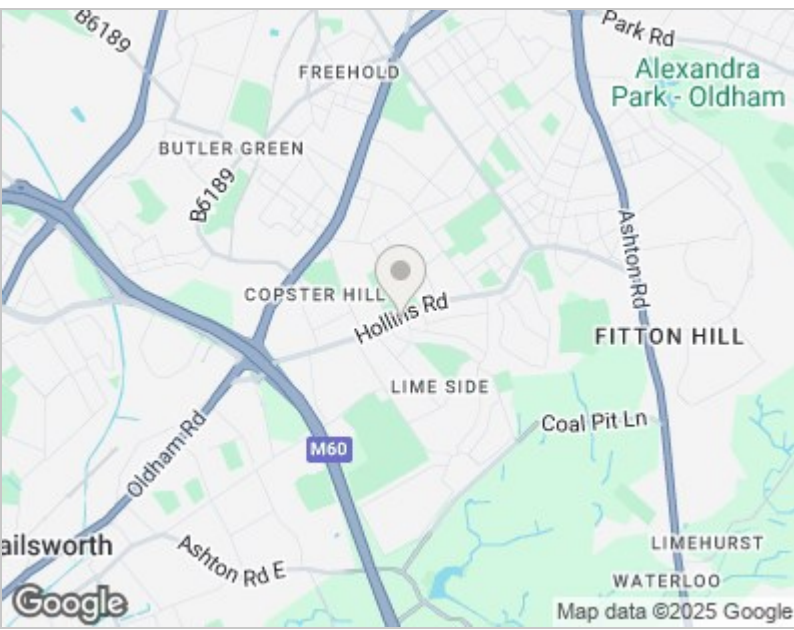
Energy Efficiency Graph



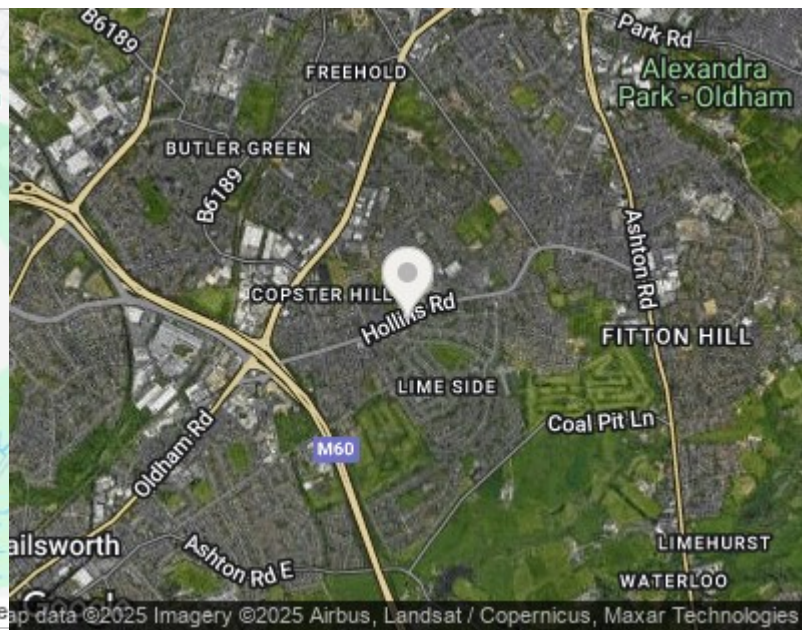
Viewing

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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