

HUNTERS®

HERE TO GET *you* THERE



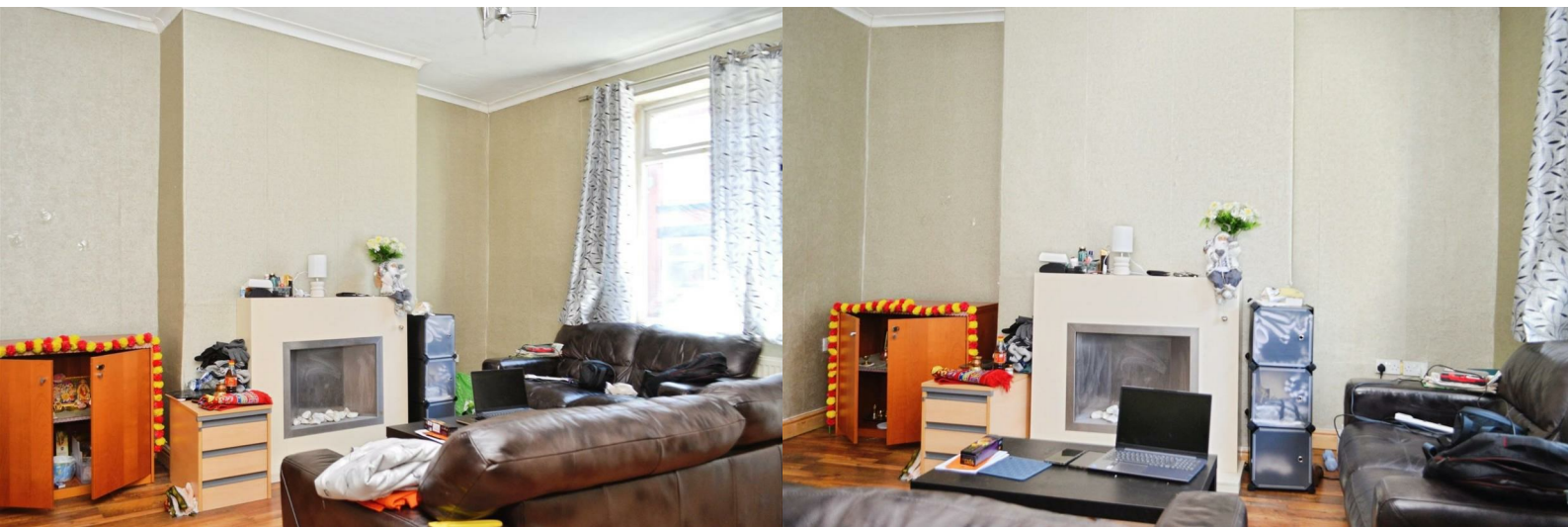
County Street

Oldham, OL8 3RN

Price £145,000



Council Tax: A



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Oldham, OL8 3RN

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****BUY TO LET INVESTORS ONLY**** Situated in a convenient location this investment property which is to be sold with the current tenants. The internal accommodation comprises vestibule entrance, lounge, kitchen diner, 2 bedrooms and bathroom. The property benefits from gas central heating and Upvc double glazing. Externally there is an enclosed yard to the rear.

****Current Rent £795 PCM**** EPC Rating D

Vestibule Entrance

Lounge

15'1" x 14'1" (4.6m x 4.3m)

Upvc double glazed window, radiator.

Kitchen Diner

15'1" x 9'10" (4.6m x 3.0m)

Fitted wall and base units with work surfaces and tiled splashback. Electric oven, gas hob and extractor hood. Upvc double glazed window, radiator. Stairs leading to first floor landing.

Bedroom 1

15'1" x 11'1" (4.6m x 3.4m)

Upvc double glazed window, radiator.

Bedroom 2

9'10" x 8'6" (3.0m x 2.6m)

Upvc double glazed window, radiator.

Bathroom

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

Loft Room

Velux roof window.

Externally

Enclosed yard to rear.

Material Information - Oldham

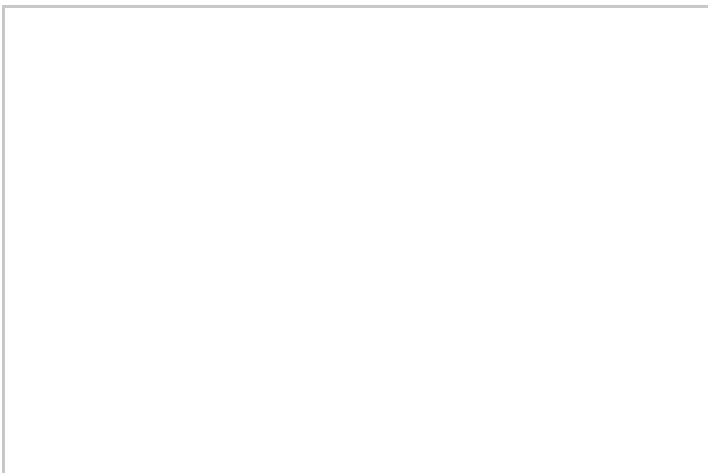
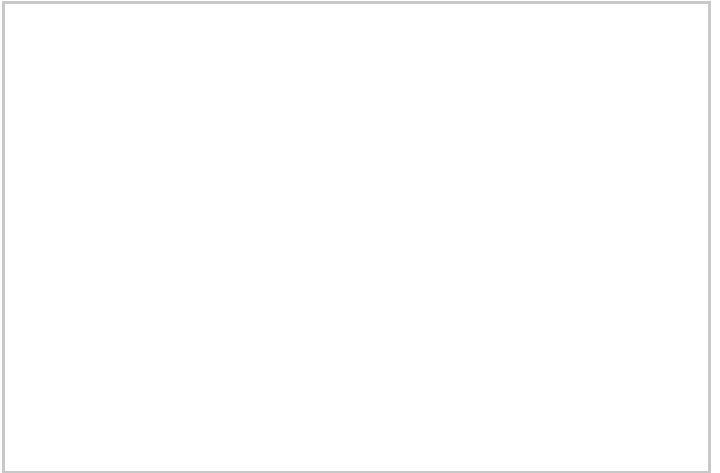
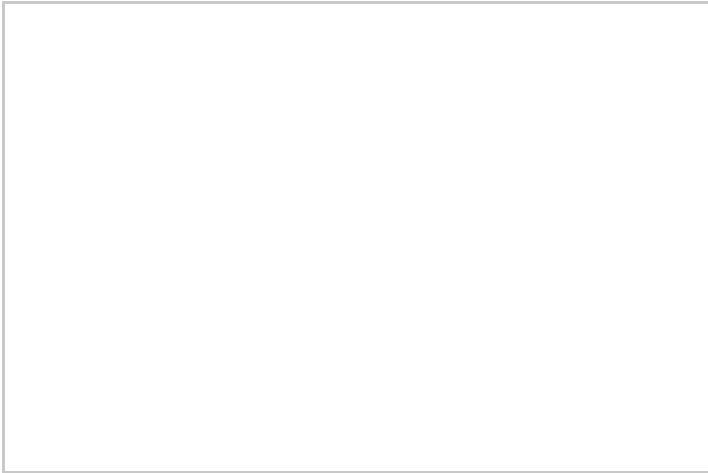
Tenure Type; Leasehold

Leasehold Years remaining on lease; 847

Leasehold Ground Rent Amount, £2.00

Council Tax Banding; A

The property is within Oldham council selective licensing area, any purchase will be required to apply for their own selective license on the property. Current rental income £785 pcm



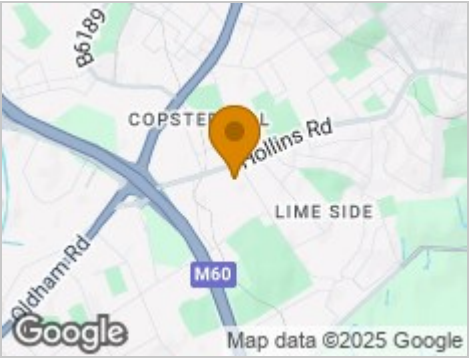
Road Map



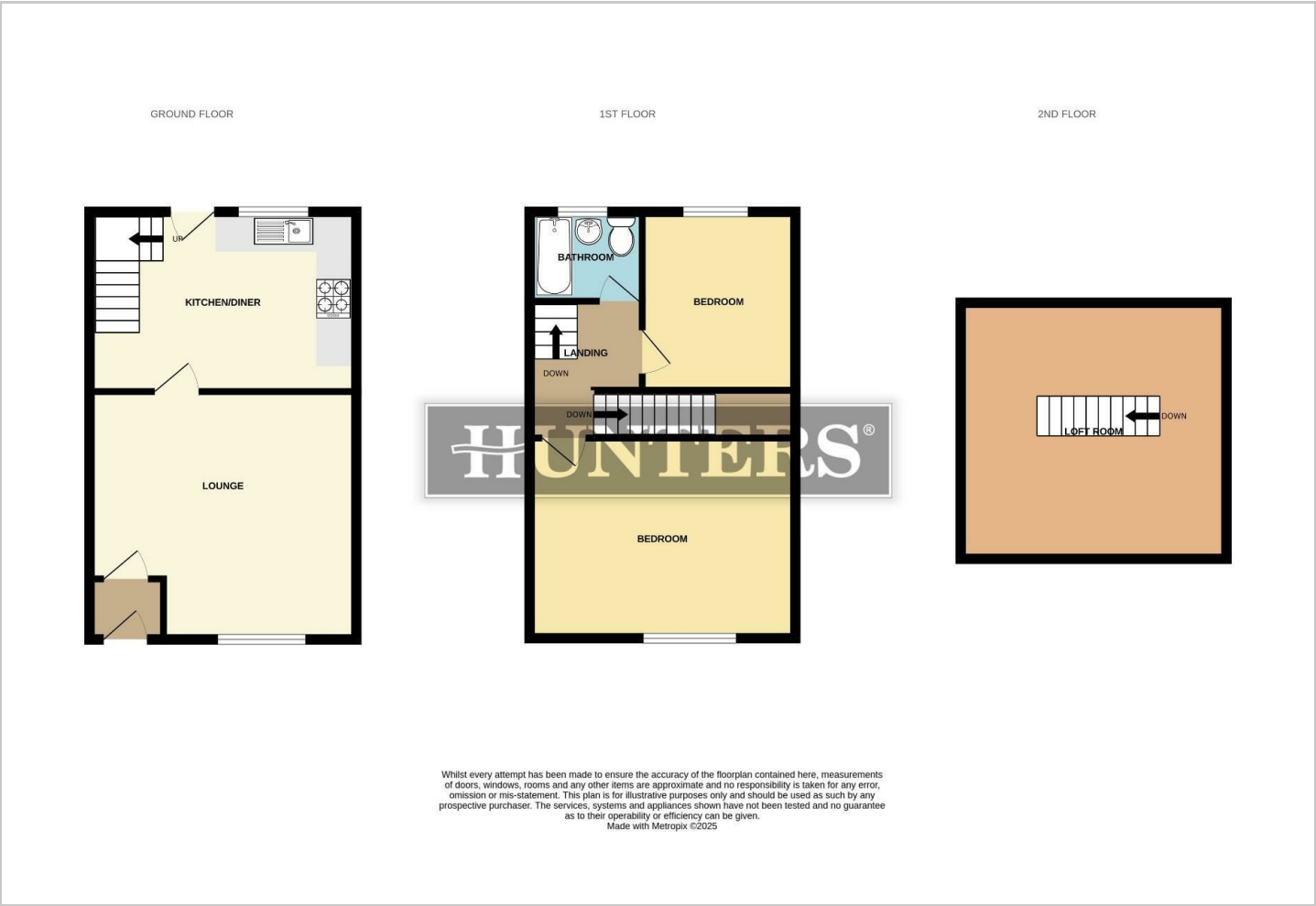
Hybrid Map



Terrain Map



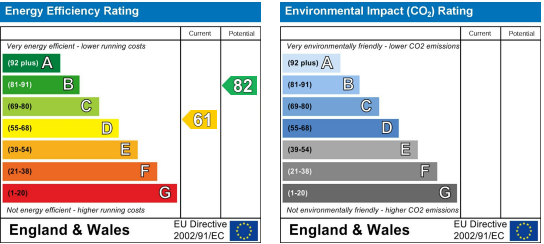
Floor Plan



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.