

HUNTERS®

HERE TO GET *you* THERE



Hollins Road

Oldham, OL8 3TA

Price £145,000



- MID TERRACE
- 2 BEDROOMS
- UPVC DOUBLE GLAZING
- REAR YARD

- CONVENIENT LOCATION
- GAS CENTRAL HEATING
- FITTED KITCHEN
- CONVENIENTLY LOCATED

Tel: 0161 669 4833

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Oldham, OL8 3TA

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Welcome to this well presented & maintained mid terrace located on Hollins Road in Oldham. This delightful property features two bedrooms, making it an ideal choice for small families, couples, or individuals seeking a comfortable living space. The house boasts a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home.

Conveniently situated, this home offers easy access to local amenities, schools, and transport links, making it a convenient choice for those commuting or seeking to explore the surrounding region. The community atmosphere adds to the appeal, providing a sense of belonging and connection.

This terraced house presents an excellent opportunity for anyone looking to establish themselves in a welcoming neighbourhood. With its charming features and practical layout, it is a property that should not be missed. We invite you to come and experience the potential of this lovely home for yourself.

Vesitbule Entrance

Composite entrance door.

Lounge

13'9" x 13'5" (4.2m x 4.1m)

This cosy living room is filled with natural light from a large window dressed with mustard curtains, enhancing the warm wooden flooring. The room features a classic white fireplace with a gas fire, framed by a feature wall in soft brown tones, providing a comfortable setting for relaxation. The layout allows easy flow through to the adjoining kitchen, making this a sociable and welcoming space.

Kitchen

11'10" x 10'6" (3.6m x 3.2m)

The kitchen offers a modern and practical space with light grey cabinetry paired with wooden work surfaces, creating a stylish yet functional environment. A round dining table with white chairs sits centrally, ideal for casual meals. The room benefits from a large window and a door leading outside, ensuring plenty of natural light and easy access to the rear garden.

Landing

Bedroom 1

13'9" x 13'5" (4.2m x 4.1m)

Upvc double glazed window, radiator.

Bedroom 2

12'2" x 7'10" (3.7m x 2.4m)

Upvc double glazed window, radiator.

Bathroom

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

Rear Yard

The rear garden is a low-maintenance paved courtyard enclosed by brick walls, offering a private and easily managed outdoor area. It provides an

ideal spot for outdoor seating and enjoying fresh air in a secure environment.

Front Exterior

The front exterior presents a traditional brick-built terraced home with classic period features. The property has a distinctive white front door with decorative glass panels, complementing the neighbouring houses on a quiet residential street.

Material Information - Oldham

Tenure Type; Leasehold

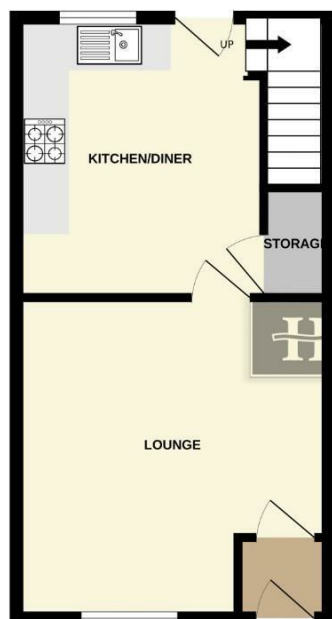
Leasehold Years remaining on lease; 856

Leasehold Ground Rent Amount, £2.10

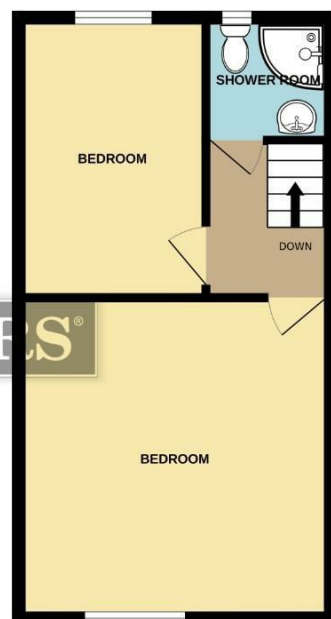
Council Tax Banding; A

Floorplan

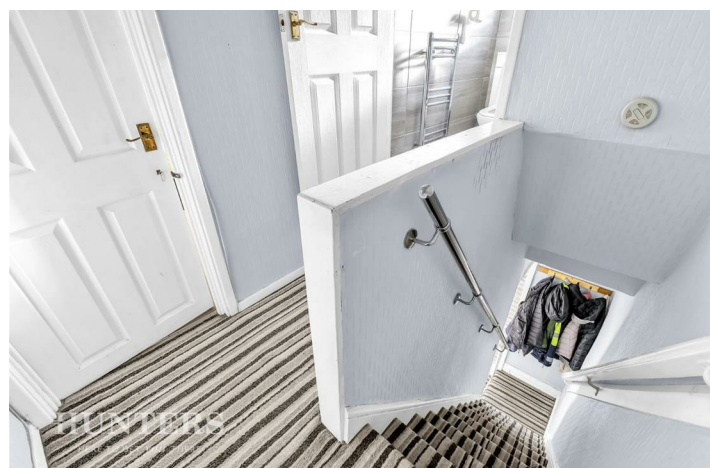
GROUND FLOOR
347 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.3 sq.m.) approx.

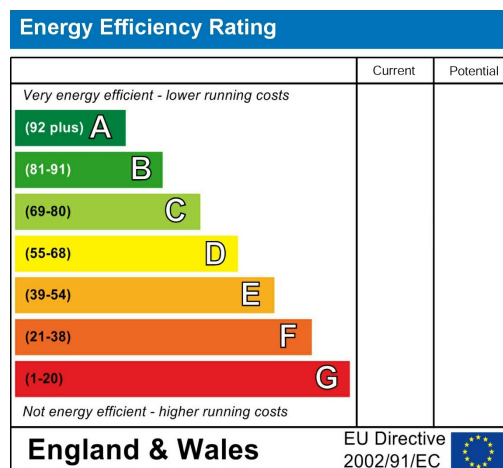


TOTAL FLOOR AREA: 694 sq.ft. (64.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been listed and no guarantee as to their operability or efficiency can be given.
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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.

832 Hollins Road, Oldham, OL8 4SR
Tel: 0161 669 4833 Email: oldham@hunters.com
<https://www.hunters.com>

