

# HUNTERS®

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## Watts Street

Hollins, Oldham, OL8 3TN

Price £160,000



- CUL-DE-SAC LOCATION
- MID TERRACE
- GAS CENTRAL HEATING
- REAR YARD

- WELL PRESENTED & MAINTAINED
- 2 BEDROOMS
- UPVC DOUBLE GLAZING
- EPC RATING C

Tel: 0161 669 4833

# Watts Street

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Located in the cul-de-sac of Watts Street in Hollins, Oldham, this well-presented mid-terrace house offers an ideal opportunity for first-time buyers. With two inviting bedrooms and a comfortable reception room, this property is designed for modern living while maintaining a warm and welcoming atmosphere.

The house has been well maintained, ensuring that it is ready for you to move in without the need for immediate renovations. The gas central heating system provides warmth and comfort throughout the colder months, while the UPVC double glazing enhances energy efficiency and noise reduction, creating a peaceful retreat from the hustle and bustle of daily life.

The layout of the home is both practical and appealing, making it a perfect choice for those looking to establish their first residence. The location in a cul-de-sac adds to the charm, offering a sense of community and safety, ideal for families or individuals.

This property is not just a house; it is a place where you can create lasting memories. With its combination of comfort, convenience, and a desirable location, this mid-terrace home is a fantastic opportunity that should not be missed. Whether you are looking to start your journey into homeownership or seeking a lovely place to settle down, this property is sure to meet your needs.

## Vestibule

Upvc entrance door

## Lounge

14'5" x 13'1" (4.4m x 4.0m)

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

## Kitchen Diner

13'3" x 8'6" (4.04m x 2.6m)

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

## Bedroom 1

14'5" x 13'1" (4.4m x 4.0m)

Fitted wardrobes, Upvc double glazed window, radiator.

## Bedroom 2

11'5" x 8'2" (3.5m x 2.5m)

Upvc double glazed window, radiator.

## Bathroom

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

## Externally

Enclosed garden to the rear.

## Material Information - Oldham

Tenure Type; Leasehold

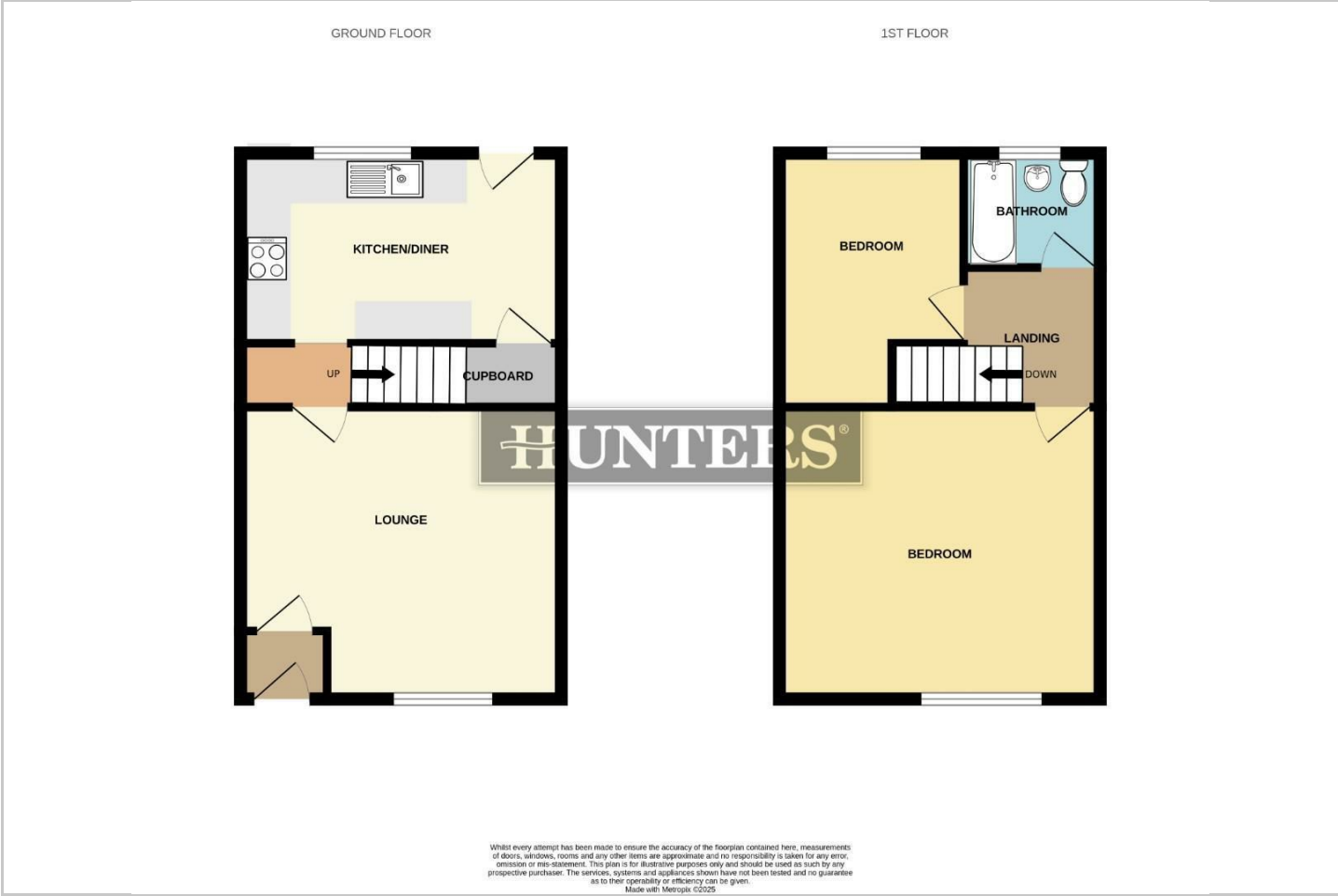
Leasehold Years remaining on lease; 793

Leasehold Ground Rent Amount; £8.16

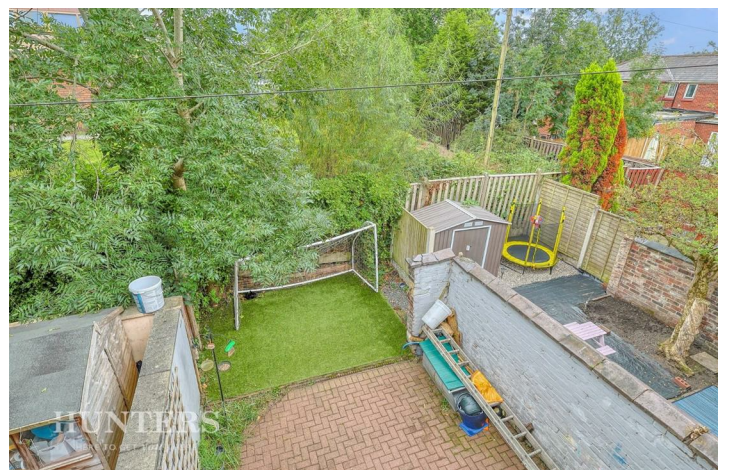
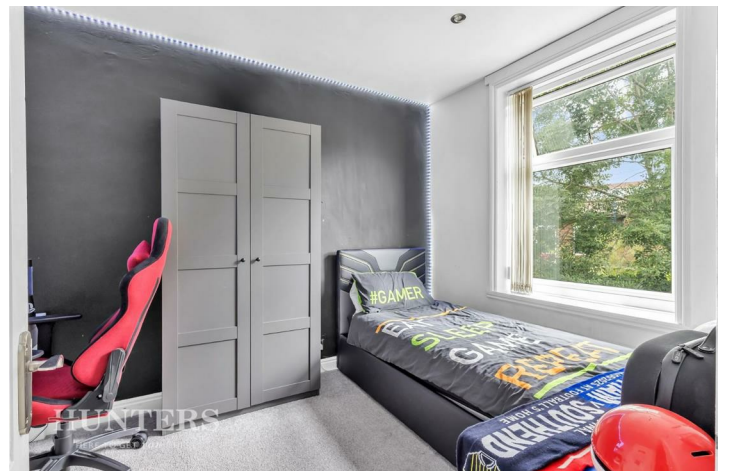
Council Tax Banding; A



Floorplan



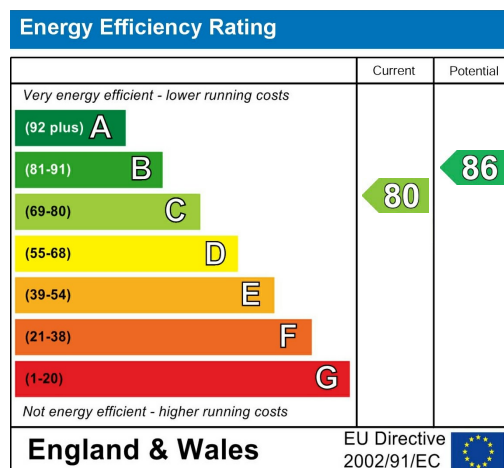








## Energy Efficiency Graph

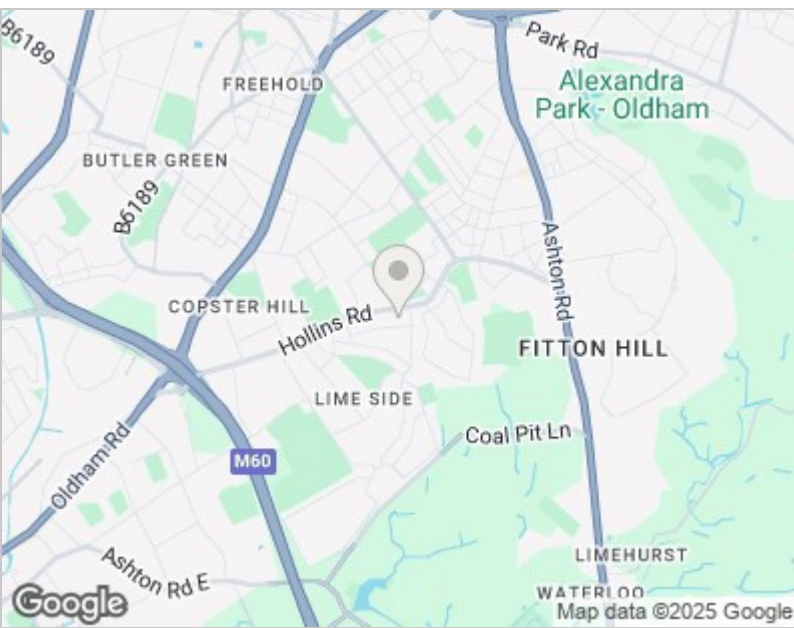


## Viewing

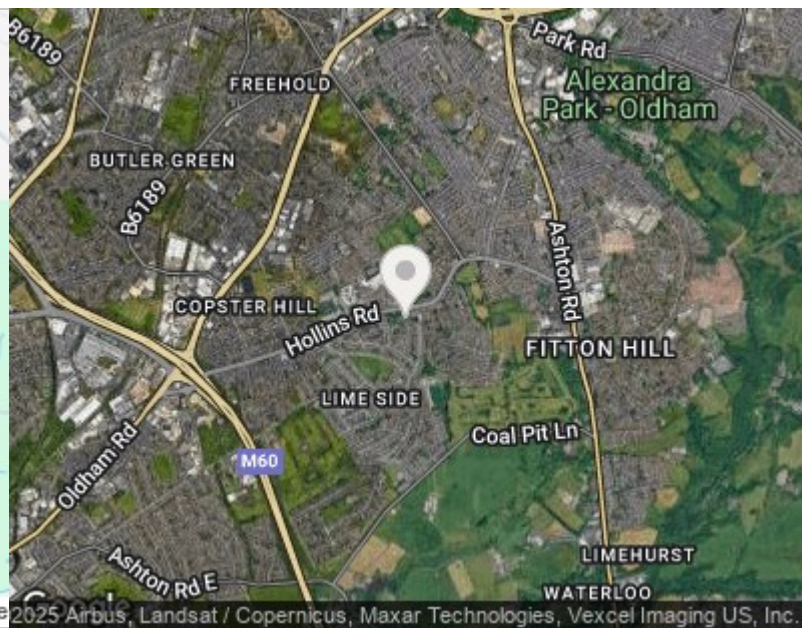
Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.



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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