

HUNTERS[®]

HERE TO GET *you* THERE



Swallow Street

Hollins, Oldham, OL8 4LD

Asking Price £220,000



- WELL PRESENTED & MAINTAINED
- CONVENIENTLY LOCATED
- GAS CENTRAL HEATING
- FRONT & REAR GARDEN
- VIEWING HIGHLY RECOMMENDED

- MID TOWN HOUSE
- 3 BEDROOMS
- UPVC DOUBLE GLAZING
- GARGAGE IN GATED BLOCK

Tel: 0161 669 4833

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Welcome to this charming townhouse located on Swallow Street in the desirable area of Hollins, Oldham. This delightful property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The inviting reception room provides a perfect setting for relaxation and entertaining guests.

The property boasts a modern bathroom and is equipped with gas central heating, ensuring warmth and comfort throughout the year. The Upvc double glazing enhances energy efficiency and contributes to a peaceful living environment, shielding you from outside noise.

With a garage situated in a separate block within a secure gated area, providing added peace of mind.

This townhouse is conveniently located, offering easy access to local amenities, schools, and transport links, making it a practical choice for everyday living. With its blend of comfort, security, and accessibility, this property presents a wonderful opportunity for anyone looking to settle in the vibrant community of Hollins. Don't miss the chance to make this lovely house your new home.

Porch

The entrance porch provides a sheltered welcome to the property with glazed and patterned door inserts offering natural light and privacy. It features tiled flooring and enough space to hang coats, making it a practical start point to the home.

Lounge

16'0" x 11'10" (4.89m x 3.61m)

The lounge is a generous and inviting space measuring 4.89 by 3.61 metres. It features a large front-facing window that fills the room with natural light, creating a warm and welcoming atmosphere. The neutral décor provides a versatile backdrop for various furniture arrangements, and the layout includes stairs leading to the first floor. The room flows seamlessly towards the dining room, enhancing the sense of space and connectivity.

Dining Area

11'3" x 8'2" (3.42m x 2.48m)

The dining area offers a cosy setting, positioned at the rear and benefiting from natural light through a window. Its neutral tones make it a flexible space for family meals or entertaining. The room adjoins the kitchen, facilitating ease of service and interaction.

Kitchen

11'3" x 7'11" (3.42m x 2.41m)

The kitchen is a practical and well-equipped space measuring 3.42 by 2.41 metres, featuring white cabinetry and blue work surfaces that add a touch of colour. It includes built-in appliances such as a gas hob and oven, with space for a washing machine and fridge freezer. A door leads to a porch, providing access to the rear garden and allowing for additional natural light to enter.

Rear Porch

The porch at the rear offers convenient access to the garden, providing a handy space for coats, shoes, or garden items. Its tiled flooring and white walls create a practical and bright utility area.

Landing

The landing connects the three bedrooms and bathroom on the first floor. It has neutral décor and a storage cupboard, with stairs leading down to the lounge below.

Bedroom 1

12'2" x 9'8" (3.72m x 2.94m)

It features a large window overlooking the rear

garden, filling the room with natural light. The décor includes patterned wallpaper and soft furnishings that create a cosy and inviting atmosphere.

Bedroom 2

10'9" x 9'8" (3.28m x 2.94m)

It has white walls and carpeting, with a large window that allows plenty of natural light to flood the space, making it bright and airy.

Bedroom 3

9'3" x 6'5" (2.82m x 1.95m)

It enjoys natural light from a window and offers flexibility for use as a single bedroom, study, or dressing room.

Bathroom

6'5" x 6'0" (1.95m x 1.82m)

The bathroom is a modern and bright, It includes a corner shower enclosure, a vanity unit with storage drawers, a toilet, and a heated towel rail. A frosted window brings in natural light while maintaining privacy.

Front Exterior

The front exterior of the property is defined by a well-kept lawn bordered by flower beds and a mature tree, with a paved pathway leading to the front door. The garden is enclosed by low fencing and creates an inviting first impression with plenty of greenery and colourful planting.

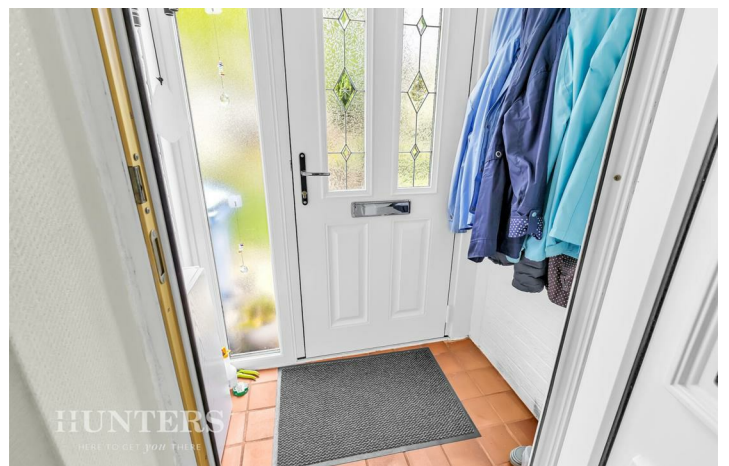
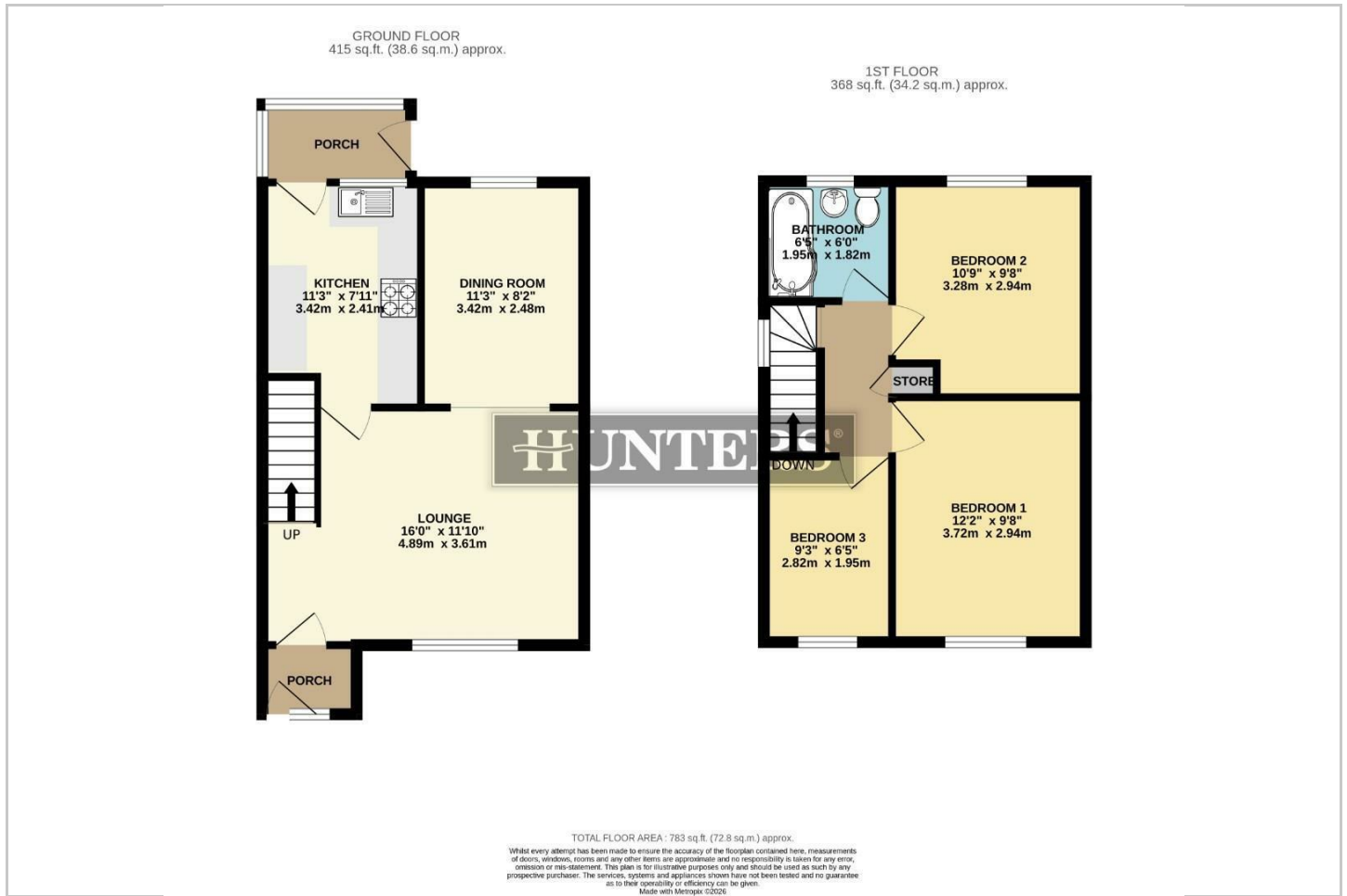
Rear Garden

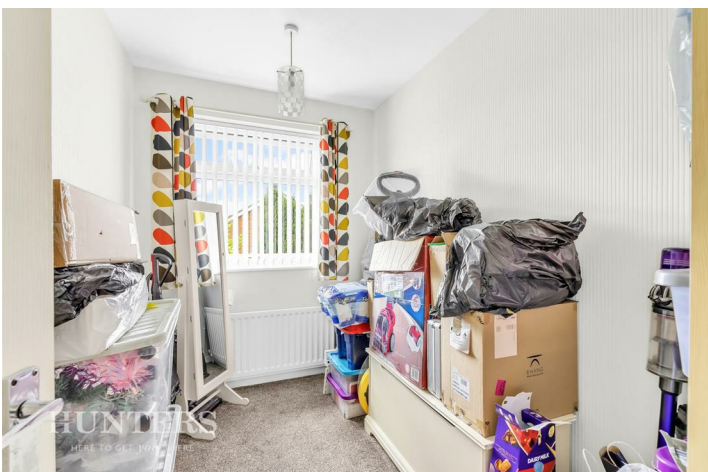
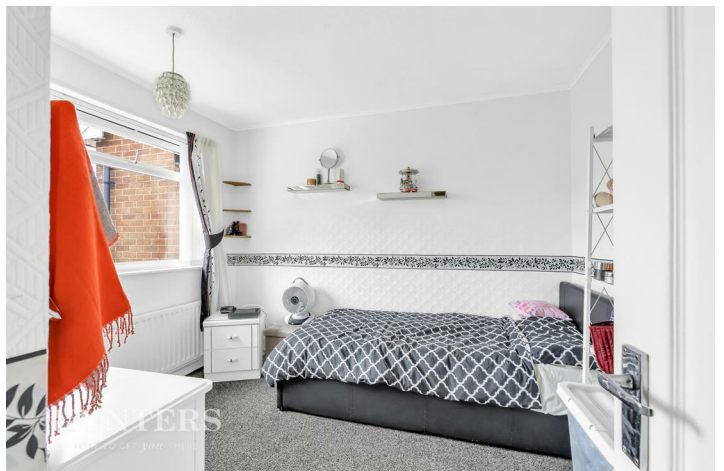
The rear garden is a well-maintained outdoor space featuring a paved patio area bordered by planted beds filled with colourful flowers and shrubs. The garden is enclosed by fencing for privacy and includes various potted plants, creating a pleasant, low-maintenance area for relaxing or enjoying outdoor dining.

Garage

There is a single garage with a black door positioned at the rear of the property, accessible via a rear lane. It offers secure off-road parking or useful storage space.

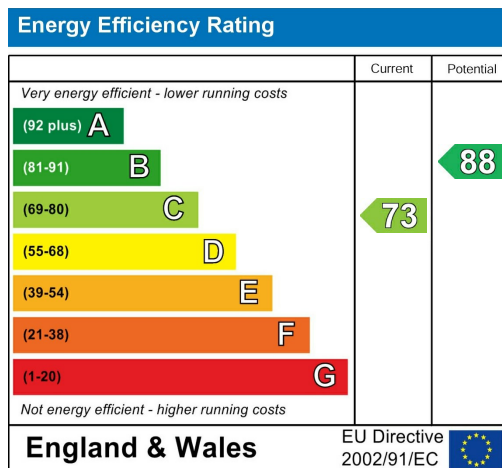
Floorplan







Energy Efficiency Graph

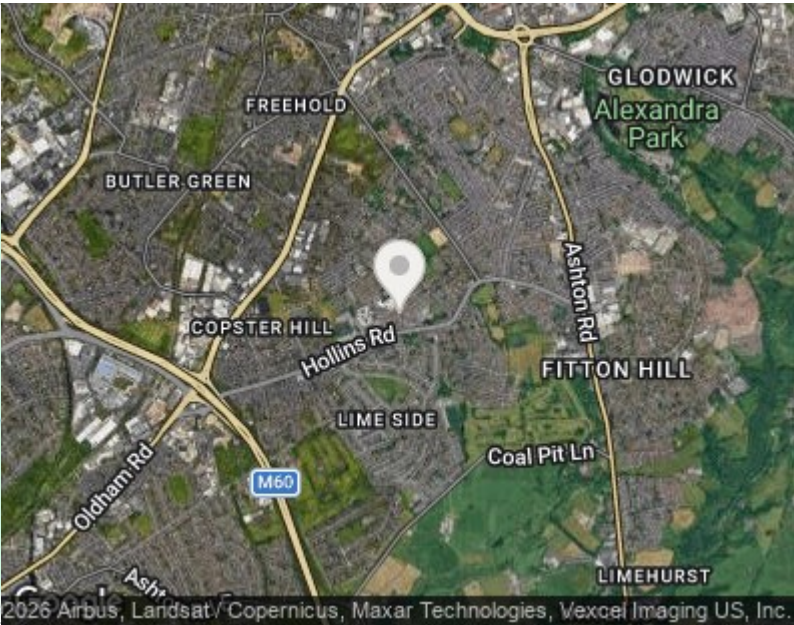
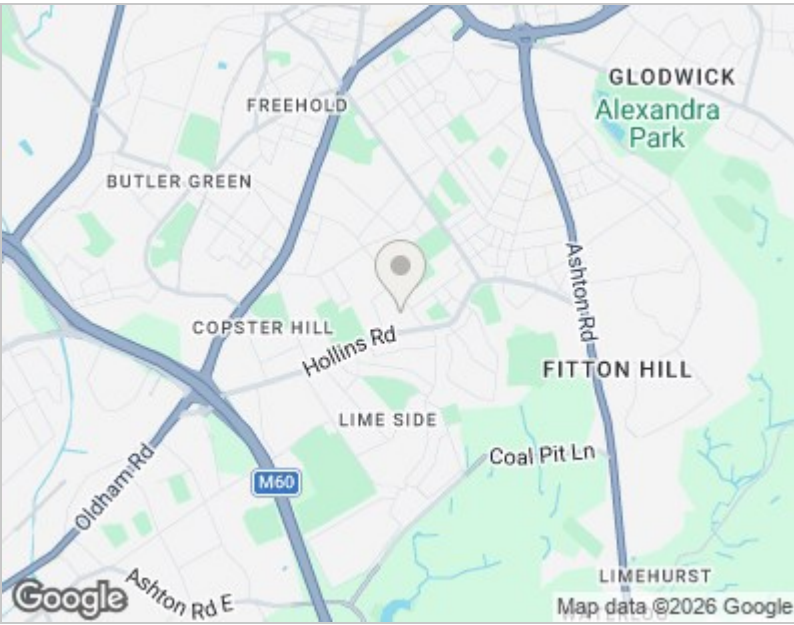


Viewing

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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