

HUNTERS®

HERE TO GET *you* THERE



Montgomery Street

Oldham, OL8 3QA

Offers Over £130,000



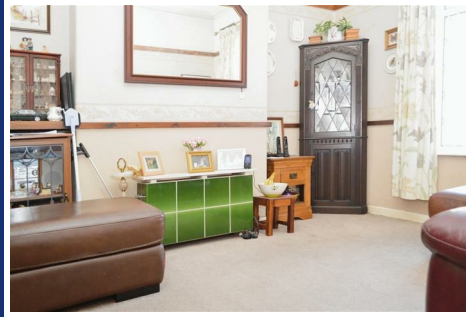
Council Tax: A



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****CASH BUYERS ONLY**** Requiring refurbishment but offering excellent potential this end terrace property which is conveniently situated offering easy access to both the Tram and Motorway network. The internal accommodation comprises entrance hall, lounge, dining room, kitchen, 2 bedrooms plus store room and family bathroom. The property benefits from Upvc double glazing, externally there is a small forecourt to the front with enclosed yard to the rear. EPC Rating D

Entrance Hallway

Lounge

11'5" x 10'9" (3.5m x 3.3m)
Upvc double glazed window.

Dining Room

15'5" x 12'9" (4.7m x 3.9m)
Upvc double glazed window, fire with feature surround.

Kitchen

10'9" x 6'2" (3.3m x 1.9m)
Fitted wall and base units with work surfaces and tiled splashback. 2 x Upvc double glazed windows, Upvc door to rear.

Bedroom 1

10'9" x 10'5" (3.3m x 3.2m)
Upvc double glazed window.

bedroom 2

10'5" x 7'10" (3.2m x 2.4m)
Upvc double glazed window.

Bathroom

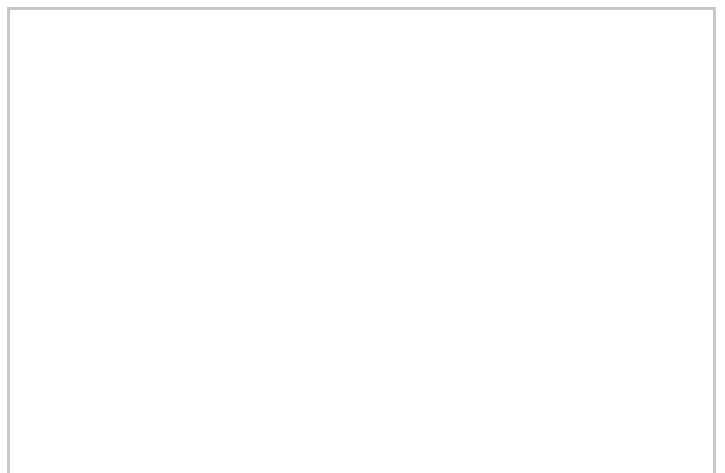
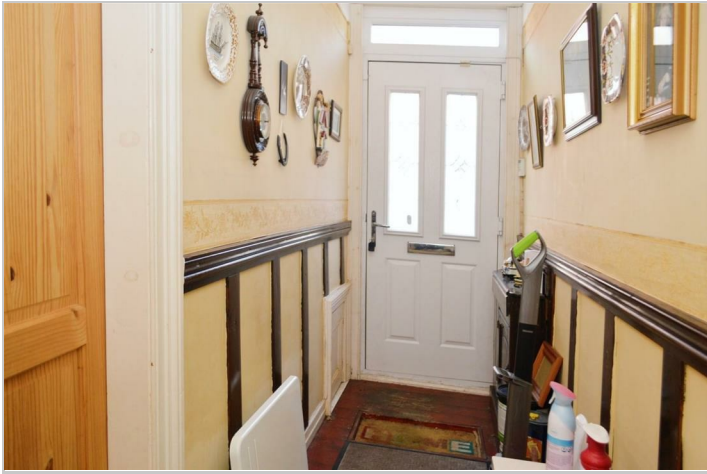
3 piece suite comprising bath, wash hand basin and low level wc. Upvc double glazed window.

Externally

Small forecourt to the front with enclosed yard to the rear.

Material Information - Oldham

Tenure Type; Leasehold
Leasehold Years remaining on lease; 870
Leasehold Ground Rent Amount £5.16
Council Tax Banding; A



Road Map



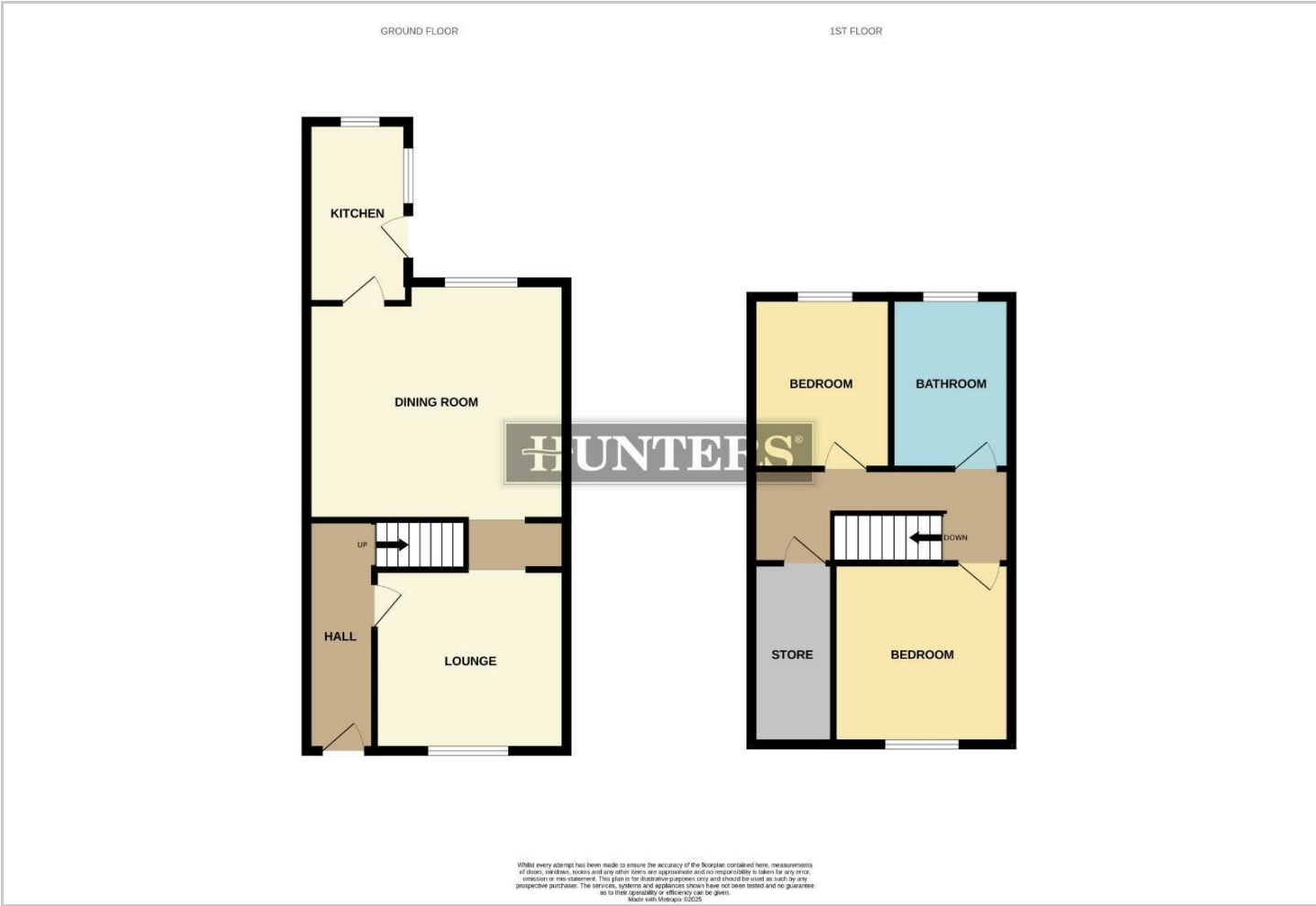
Hybrid Map



Terrain Map



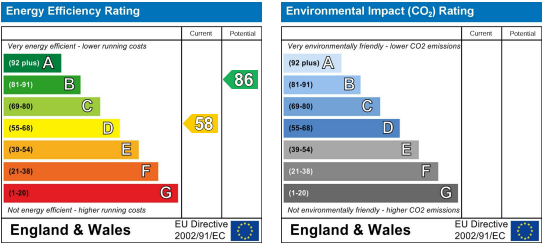
Floor Plan



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.