

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Honeywell Lane

Oldham, OL8 2JP

Offers Over £205,000



- COMMERCIAL / RESIDENTIAL PROPERTY
- SALON ON THE GROUND FLOOR
- GAS CENTRAL HEATING
- POTENTIAL TO SPLIT
- REAR GARDEN

- SEMI-DETACHED
- 3 BEDROOM ACCOMMODATION
- UPVC DOUBLE GLAZING
- PARKING AND GARAGE
- NO CHAIN

Tel: 0161 669 4833

# Honeywell Lane

Oldham, OL8 2JP

Offers Over £205,000



Nestled on Honeywell Lane in Oldham, this unique property presents an exceptional opportunity for those seeking a versatile living arrangement. This charming house features three well-proportioned bedrooms, making it ideal for families or individuals looking for extra space. The property boasts a single reception room, providing a welcoming area for relaxation and social gatherings.

One of the standout features of this home is its part commercial aspect, as it includes a hair salon, offering the potential for a thriving business right at your doorstep. This dual-purpose layout is perfect for those wishing to balance work and home life seamlessly.

The property is equipped with gas central heating and UPVC double glazing, ensuring comfort and energy efficiency throughout the year. Additionally, the dormer loft conversion adds valuable living space, which can be utilised as an office, playroom, or guest accommodation.

For convenience, the property includes a drive and garage, providing parking and storage options.

In summary, this property on Honeywell Lane is a rare find, combining residential comfort with commercial potential. Whether you are looking to invest in a home with a business opportunity or simply seeking a spacious family residence, this house is well worth considering.

\*\*Only the building is being sold and not the business but fixtures and fitting would be available subject to negotiations\*\* EPC Rating C

### Salon

24'3" x 15'8" (max) (7.4m x 4.8m (max))

### Store Room

5'6" x 4'11" (1.7m x 1.5m)

Upvc window.

### Guest WC

Low level wc and wash hand basin.

### Kitchen

10'9" x 6'10" (3.3m x 2.1m)

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

### Inner Hallway

Upvc door to the side, stairs leading to first floor lounge.

### Lounge

15'8" x 12'9" (4.8m x 3.9m)

Upvc double glazed window, radiator.

### Bedroom 2

11'1" x 6'10" (3.4m x 2.1m)

Upvc double glazed window, radiator.

### Bedroom 3

8'2" x 8'2" (2.5m x 2.5m)

Upvc double glazed window, radiator.

### Shower Room

Corner shower cubicle, low level wc and wash hand basin. Upvc double glazed window, radiator.

### Bedroom 1

18'0" x 15'8" (5.5m x 4.8m)

Upvc double glazed window, radiator.

### Externally

Off road parking to the front, detached garage to the rear along with good sized garden.

### Material Information - Oldham

Tenure Type; Leasehold

Leasehold Years remaining on lease; 888

Leasehold Ground Rent Amount, £8.00

Council Tax Banding;

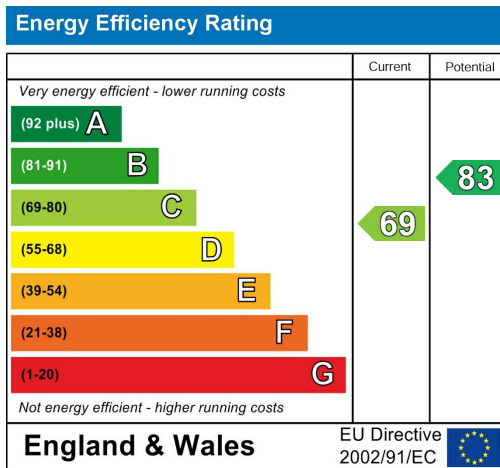
# Floorplan







## 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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