HUNTERS®

HERE TO GET *you* THERE



Heron Street

Oldham, OL8 4EA

Asking Price £165,000

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- Ideal first time purchase
- Mid Town House
- Gas central heating
- Easy access to transport
- No onward chain
- Well presented and maintained
- 2 Bedrooms
- Upvc double glazing
- Viewing recommended
- EPC Rating C

Tel: 0161 669 4833

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Located on Heron Street in Oldham, this delightful mid town house presents an excellent opportunity for those seeking a comfortable and inviting home. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for a cosy retreat.

Upon entering, you are greeted by a welcoming reception room that offers a perfect space for relaxation or entertaining guests. The layout is designed to maximise comfort and functionality, ensuring that every corner of the home is utilised effectively.

The property features a modern shower room, providing essential amenities for daily living. The overall design of the house promotes a warm and homely atmosphere, making it easy to envision yourself settling in and creating lasting memories.

Located in a vibrant community, this home is conveniently situated near local amenities, schools, and transport links, making it an ideal choice for those who value accessibility and convenience.

This home on Heron Street is not just a property; it is a place where you can truly feel at home. Whether you are looking to buy or rent, this charming residence offers a wonderful opportunity to enjoy comfortable living in Oldham.

Lounge

13'11" x 12'5" (4.23m x 3.78m)

This inviting lounge offers a spacious and comfortable living area, featuring a large window that allows natural light to fill the room. The space is enhanced by a classic fireplace set within an elegant surround, creating a warm and welcoming focal point. Neutral walls and carpeted flooring provide a cosy and adaptable backdrop for a variety of furnishings and personal touches. The lounge benefits from a practical layout with easy access to the kitchen.

Kitchen

13'11" x 10'10" (4.23m x 3.30m)

The kitchen is a bright and functional space with a practical layout, featuring ample worktop surfaces and plenty of fitted cabinets for storage. The kitchen benefits from a large window and a door leading directly to the rear garden, ensuring natural light floods in and providing easy access to outdoor space. Integrated appliances include an fridge freezer, oven hob and microwave, with space for additional appliances such as a washing machine.

Landing

The landing provides a bright and welcoming space connecting the bedrooms and bathroom. It features patterned carpet flooring and neutral walls, as well as access to useful storage cupboards, enhancing the practicality of the first floor.

Bedroom 1

13'11" x 12'5" (4.23m x 3.78m)

The master bedroom is a generously sized and bright room, comfortably accommodating a large bed and additional bedroom furniture. It benefits from multiple windows that bathe the space in natural light, enhancing the soft neutral colour scheme and patterned carpet. The room offers a peaceful retreat with ample storage space.

Bedroom 2

8'2" x 8'2" (2.50m x 2.50m)

This second bedroom is a cosy, single room with a large window allowing plenty of daylight to brighten the space. It features neutral walls and carpet flooring, creating a fresh and welcoming atmosphere perfect for a study or guest room.

Bathroom

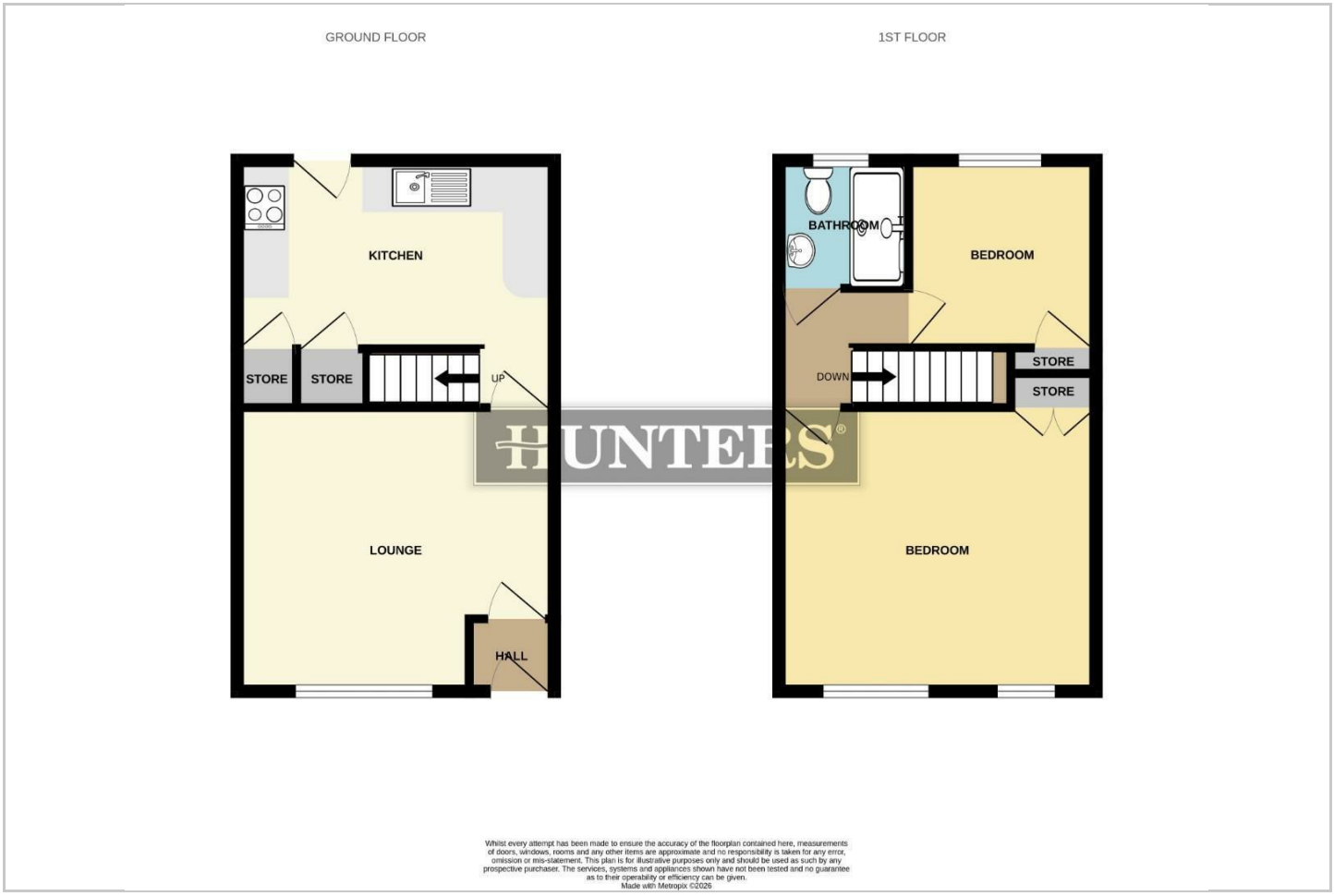
5'7" x 2'5" (1.71m x 0.73m)

The bathroom is modern and well-appointed, featuring a walk-in shower with clear glass screen, a white wash basin and toilet. Tiled walls and floor complement the clean and bright design, while a window provides natural light and ventilation, completing this practical and stylish room.

Rear Garden

The rear garden is a well-maintained outdoor space, featuring a central lawn bordered by flower beds and low fencing. A paved patio area offers a pleasant seating area for outdoor dining and relaxation. At the back of the garden, a handy brick-built outbuilding provides additional storage or workspace, while mature plants add greenery to the setting. This garden is ideal for enjoying fresh air and outdoor activities in a private setting.

Floorplan



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 tested and no guarantee as to their operability or efficiency can be given.
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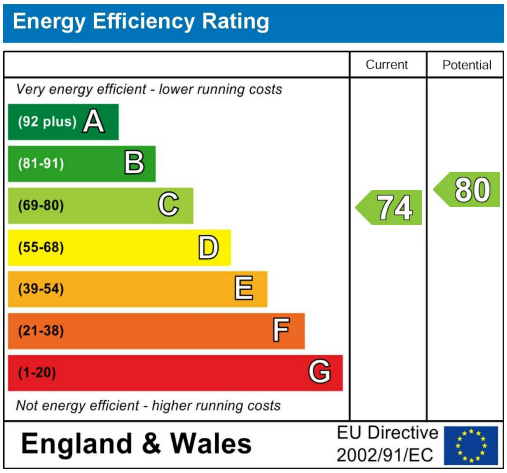


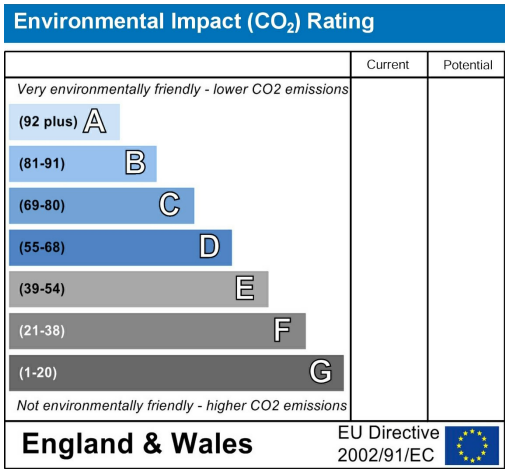






Energy Efficiency Graph

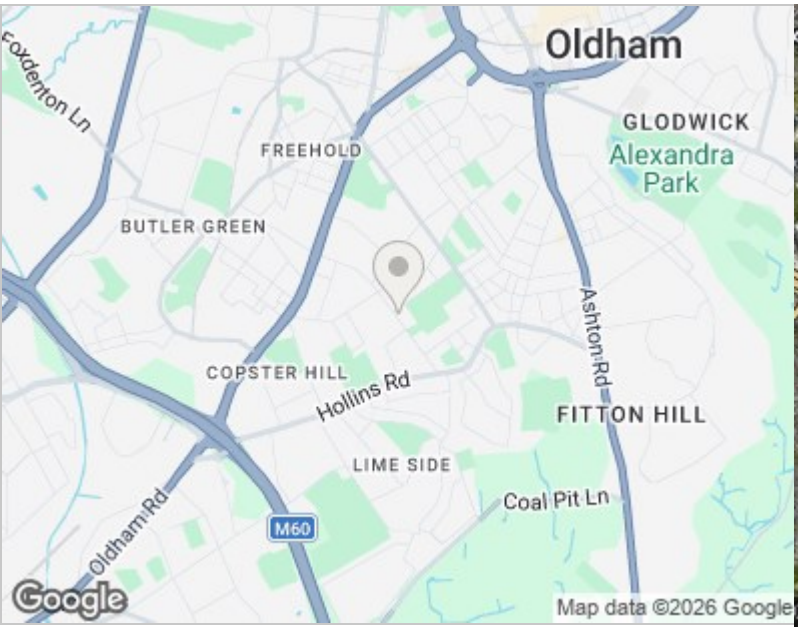




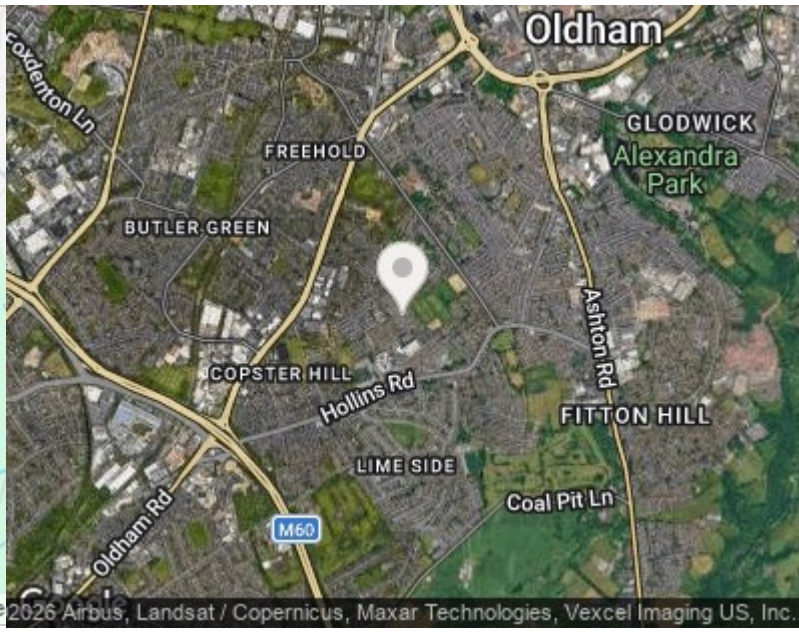
Viewing

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





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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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The Property Ombudsman