

HUNTERS®

HERE TO GET *you* THERE



Heron Street

Oldham, OL8 4JR

Price £230,000



- WELL PRESENTED & MAINTAINED
- EXTENDED KITCHEN DINER
- GAS CENTRAL HEATING
- REAR GARDEN
- EPC RATING C

- MID TOWN HOUSE
- 3 BEDROOMS
- UPVC DOUBLE GLAZING
- NO CHAIN

Tel: 0161 669 4833

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Conveniently located this well-presented mid town house offers a delightful opportunity for families and first-time buyers alike. With three spacious bedrooms, this property provides ample room for comfortable living. The heart of the home is undoubtedly the extended family kitchen diner, which is perfect for both everyday meals and entertaining guests.

The house benefits from gas central heating and UPVC double glazing, ensuring warmth and energy efficiency throughout the year. The convenient location means that local amenities, schools, and transport links are all within easy reach, making it an ideal choice for those seeking a vibrant community atmosphere.

One of the standout features of this property is that it comes with no onward chain, allowing for a smooth and hassle-free purchase process. Whether you are looking to settle down or invest, this home presents a wonderful opportunity to create lasting memories in a lovely setting. Don't miss your chance to view this charming property on Heron Street. EPC Rating C

Porch

Upvc double glazed windows and door.

Entrance Hallway

Laminate flooring, radiator, stairs leading to first floor landing.

Lounge

13'5" x 11'9" (4.1m x 3.6m)

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

Kitchen Diner

18'8" x 17'4" (5.7m x 5.3m)

Fitted wall and base units with work surfaces and tiled splashback and breakfast bar. Double electric oven, gas hob and extractor hood. Laminate flooring, Upvc double glazed window, Upvc French doors leading to rear garden.

Landing

Loft access via pull down ladder, boarded with shelving for storage.

Bedroom 1

11'9" x 11'5" (3.6m x 3.5m)

Fitted wardrobes, Upvc double glazed window, radiator.

Bedroom 2

11'1" x 9'6" (3.4m x 2.9m)

Upvc double glazed window, radiator.

Bedroom 3

8'2" x 7'2" (2.5m x 2.2m)

Upvc double glazed window, radiator.

Bathroom

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

Externally

Small forecourt to the front with enclosed garden to the rear which also has double gates for potential off road parking. The rear garden has been planned for low maintenance with flagged patio and block paving along with raised flowerbeds.

Material Information - Oldham

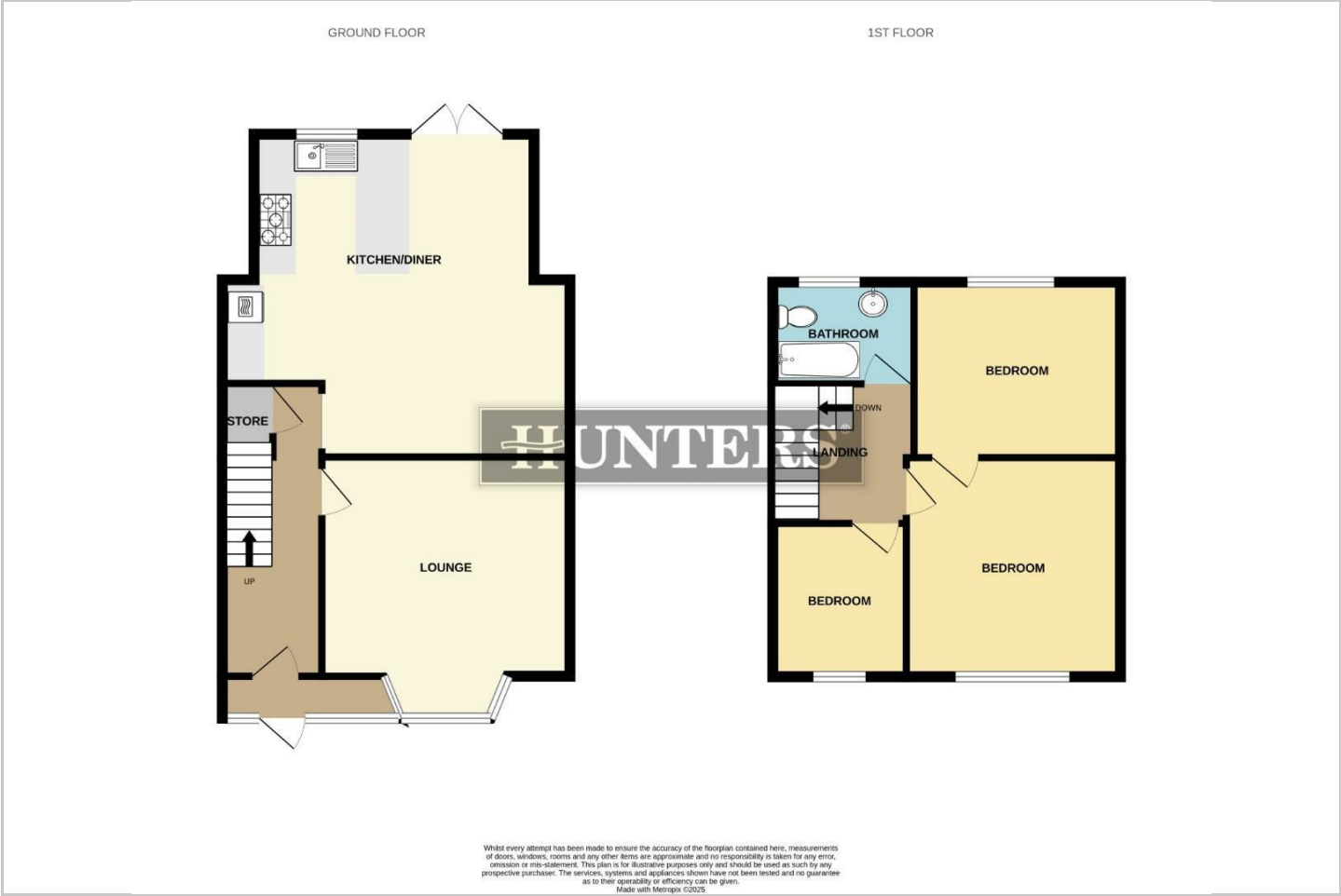
Tenure Type; Leasehold

Leasehold Years remaining on lease; 892

Leasehold Ground Rent Amount, £3.10

Council Tax Banding; A

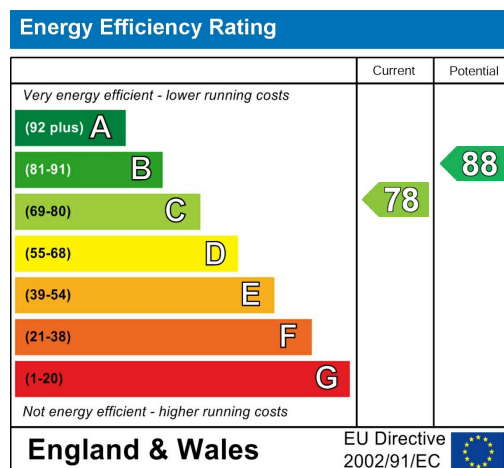
Floorplan







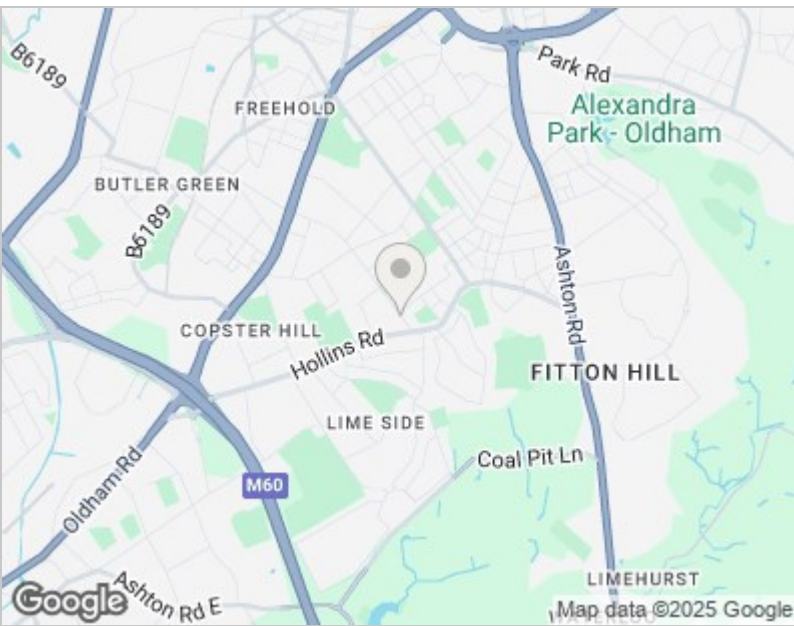
Energy Efficiency Graph



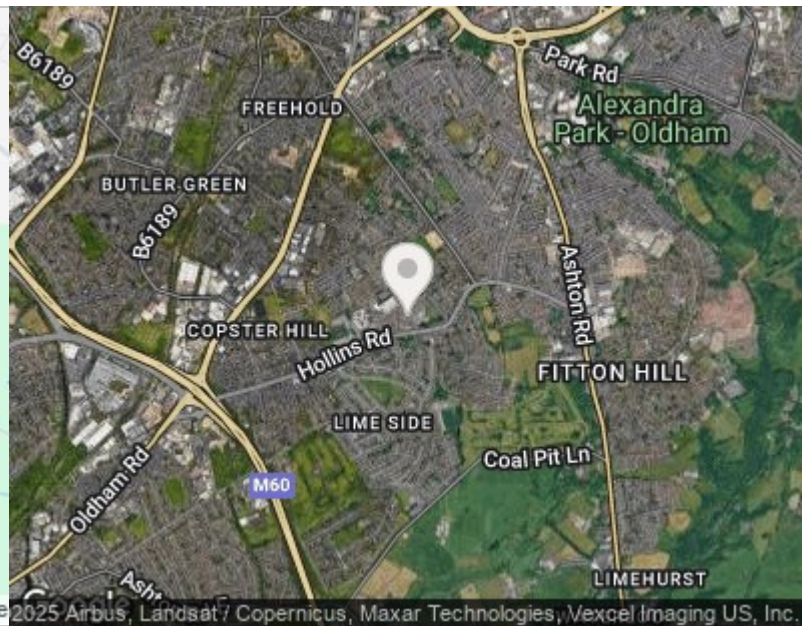
Viewing

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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