

HUNTERS[®]

HERE TO GET *you* THERE



Irving Street

Hollinwood, Oldham, OL8 4RQ

Offers Over £150,000



- CUL-DE-SAC LOCATION
- END TOWN HOUSE
- CONSERVATORY
- UPVC DOUBLE GLAZING
- DRIVE TO THE FRONT

- WELL PRESENTED AND MAINTAINED
- 2 BEDROOMS
- GAS CENTRAL HEATING
- LARGE REAR GARDEN
- EPC RATING C

Tel: 0161 669 4833

Irving Street

Hollinwood, Oldham, OL8 4RQ

Offers Over £150,000



Welcome to this well presented and maintained end town house on Irving Street, Oldham! This property boasts a modern interior with 1 reception room, kitchen diner, 2 bedrooms, and a modern bathroom. The highlight of this home is the delightful conservatory, perfect for enjoying a cup of tea or a glass of something

You'll be pleased to know that this house is equipped with log burner fire, gas central heating and UPVC double glazing, ensuring warmth and energy efficiency all year round. Imagine coming home to a warm and inviting space, no matter the weather outside.

Step outside to discover the long enclosed rear garden, where you can unwind after a long day or host gatherings with friends and family. Additionally, the convenience of a drive to the front of the property provides easy parking, making your daily routine a breeze.

Don't miss the opportunity to make this lovely house your new home. With its well-maintained features and inviting atmosphere, this property on Irving Street is ready to welcome its new owners.

EPC Rating C

Porch

Upvc entrance door and windows.

Entrance Hall

Radiator, stairs leading to first floor landing.

Lounge

12'9" x 11'1" (3.9m x 3.4m)

Inset log burner fire, Upvc double glazed bay window, radiator.

Kitchen Diner

14'5" x 9'10" (4.4m x 3.0m)

Fitted wall and base units with work surfaces and tiled splashback.

Conservatory

11'5" x 10'2" (3.5m x 3.1m)

Upvc double glazed windows and door.

Bedroom 1

14'5" x 11'1" (4.4m x 3.4m)

Upvc double glazed bay window, radiator.

Bedroom 2

10'5" x 8'2" (3.2m x 2.5m)

Upvc double glazed window, radiator.

Bathroom

3 piece suite comprising bath with shoer over, vanity wash hand basin and low level wc. Upvc double glazed window, radiator.

Externally

Driveway to the front with large enclosed garden to the rear.

Material Information - Oldham

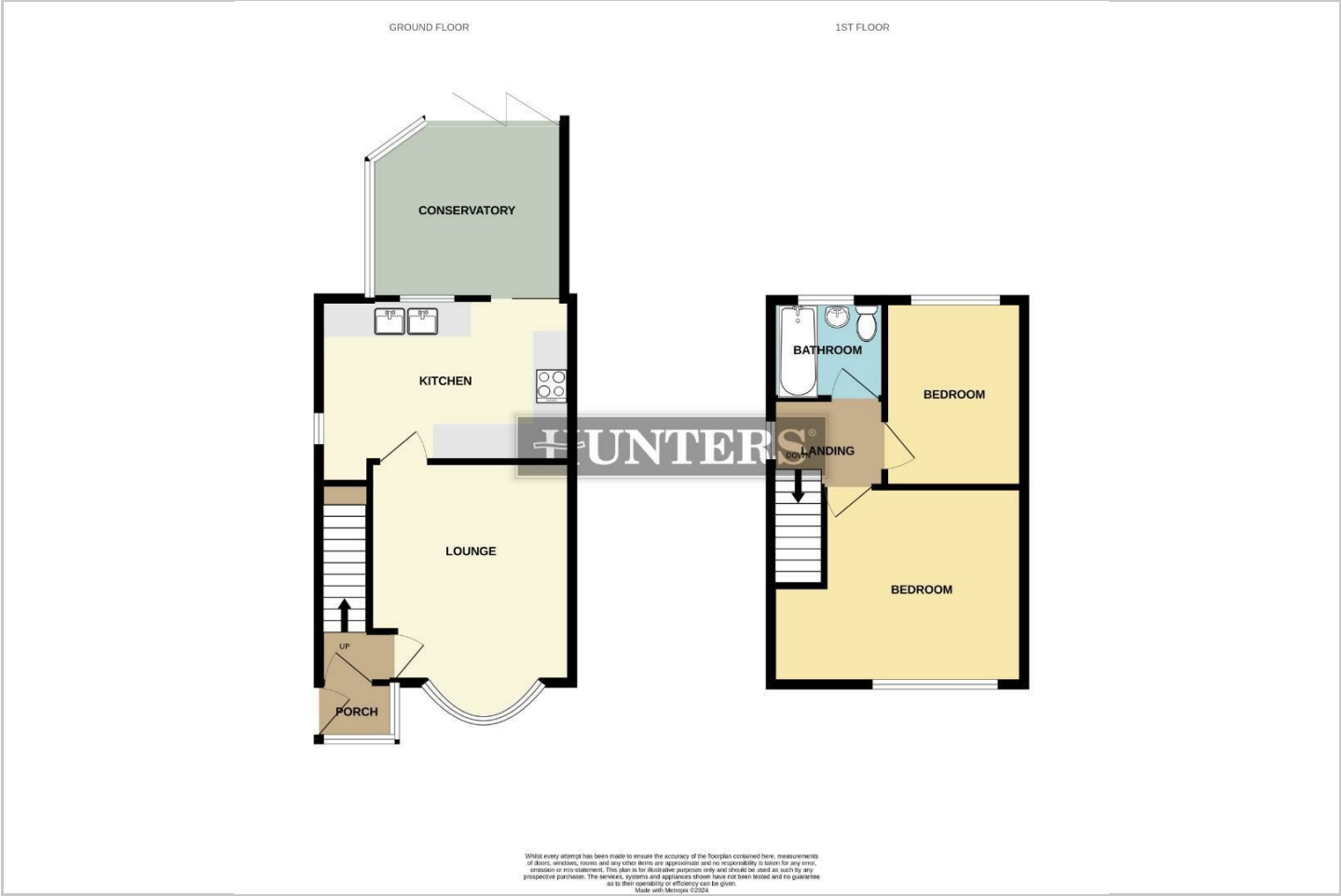
Tenure Type; Leasehold

Leasehold Years remaining on lease; 911

Leasehold Ground Rent Amount, £3.15

Council Tax Banding; A

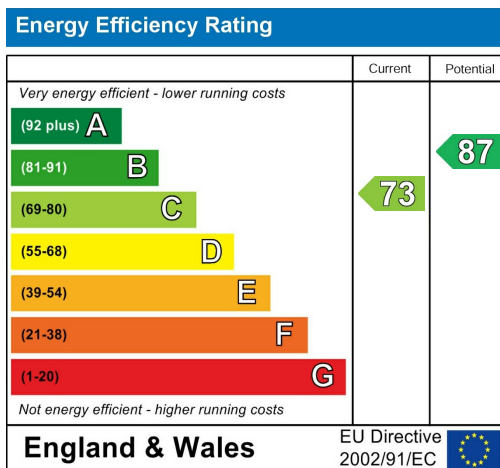
Floorplan







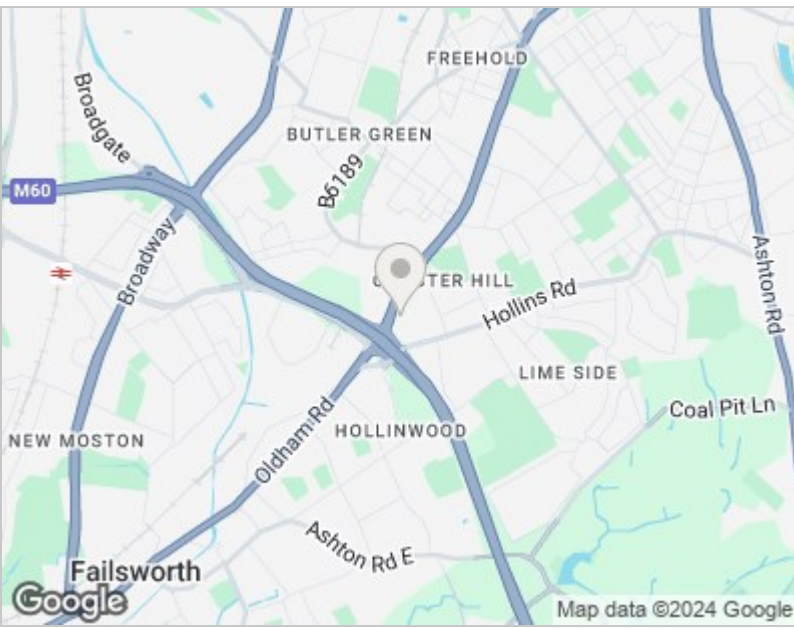
Energy Efficiency Graph



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.

832 Hollins Road, Oldham, OL8 4SR
Tel: 0161 669 4833 Email: oldham@hunters.com
<https://www.hunters.com>

