

HUNTERS[®]

HERE TO GET *you* THERE



Hulton Street

Failsworth, Manchester, M35 0AZ

Offers Over £145,000



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Situated in a convenient location offering easy access to Manchester City Centre and local motorway network this mid terrace is an ideal first time purchase or investment property. The internal accommodation comprises lounge, dining kitchen, 2 bedrooms and bathroom. The property also benefits from gas central heating and Upvc double glazing. Externally there is an enclosed yard to the rear. NO CHAIN. EPC Rating D

Lounge

14'1" x 12'9" (4.3m x 3.9m)

Upvc double glazed window, radiator.

Kitchen Diner

14'1" x 8'10" (4.3m x 2.7m)

Fitted wall and base units with work surfaces and tiled splashback, electric oven, gas hob and extractor hood. Radiator, Upvc double glazed window, Upvc door to rear.

Bedroom 1

14'1" x 12'9" (4.3m x 3.9m)

Upvc double glazed window, radiator.

Bedroom 2

11'5" x 7'2" (3.5m x 2.2m)

Upvc double glazed window, radiator.

Bathroom

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

Externally

Enclosed yard to the rear.

Material Information - Oldham

Tenure Type; Leasehold

Leasehold Years remaining on lease; 911

Leasehold Annual Service Charge Amount £2.50

Council Tax Banding;A



Road Map



Hybrid Map



Terrain Map



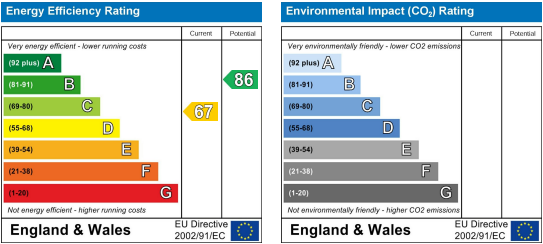
Floor Plan



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.