

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



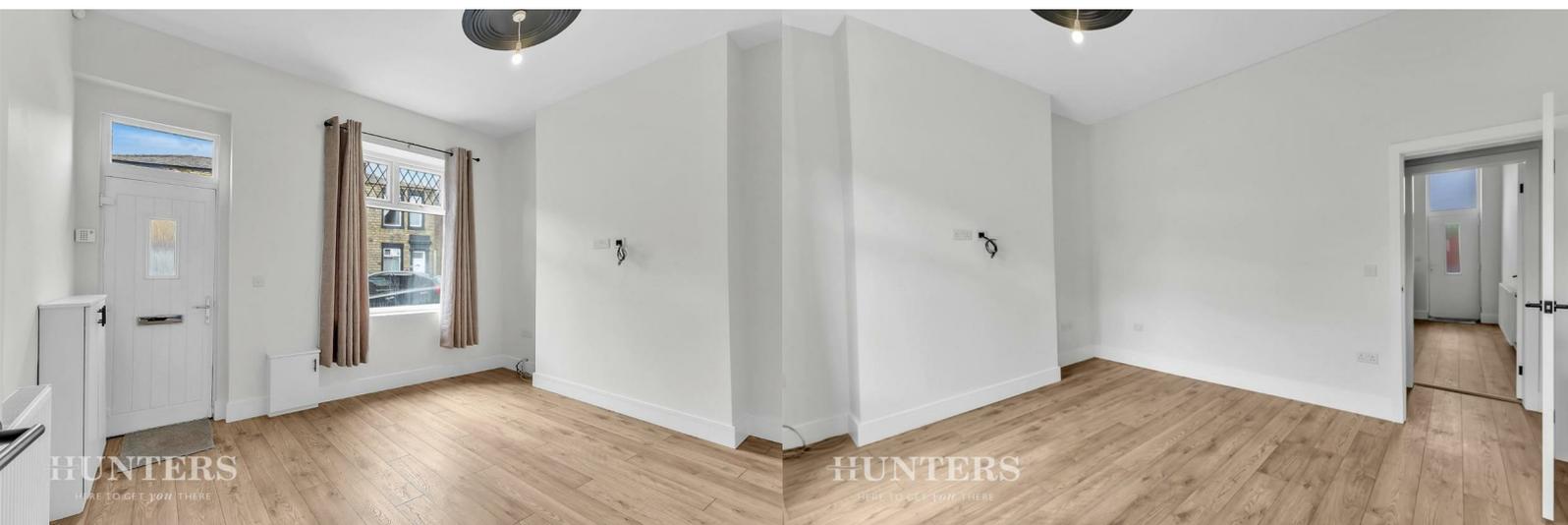
## Herbert Street

Oldham, OL4 2QU

Price £145,000



Council Tax: A



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Oldham, OL4 2QU

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This mid terrace property has been refurbished to a high standard and internal viewing is highly recommended to appreciate the internal finish. The property comprises lounge, kitchen diner, 2 bedrooms and bathroom. The property benefits from gas central heating, Upvc double glazing and security alarm. Externally there is an enclosed yard to the rear. NO CHAIN -EPC Rating D

## Lounge

14'1" x 10'5" (4.3m x 3.2m)

Composite entrance door, laminate flooring, Upvc double glazed window, radiator.

## Kitchen Diner

15'1" x 14'1" (4.6m x 4.3m)

Modern fitted wall and base units with work surfaces and splashback. Electric oven hob and extractor hood. Laminate flooring, radiator, Upvc double glazed window, Upvc door to rear garden.

## Bedroom 1

14'1" x 10'5" (4.3m x 3.2m)

Storage cupboard, Upvc double glazed window, radiator.

## Bedroom 2

13'5" x 7'10" (4.1m x 2.4m)

Storage cupboard, Upvc double glazed window, radiator.

## Bathroom

8'10" x 5'10" (2.7m x 1.8m)

3 piece suite comprising bath with shower over and glass shower screen, low level wc and vanity wash hand basin. Wall and floor tiles, Upvc double glazed window, heated towel rail.

## Externally

Enclosed yard to the rear.

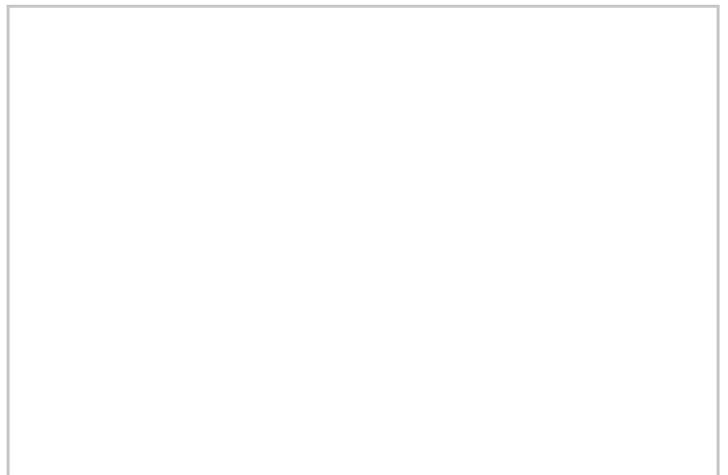
## Material Information - Oldham

Tenure Type; Leasehold

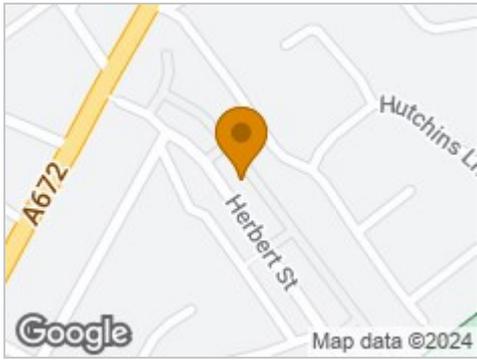
Leasehold Years remaining on lease; 830

Leasehold Ground Rent Amount £3.00

Council Tax Banding; A



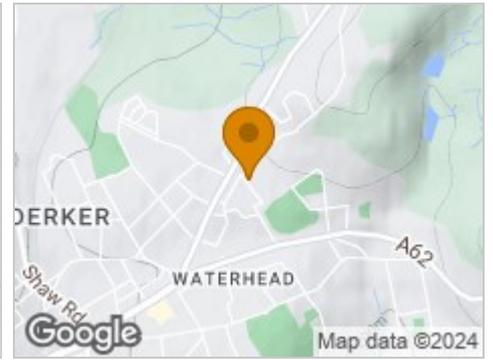
## Road Map



## Hybrid Map



## Terrain Map



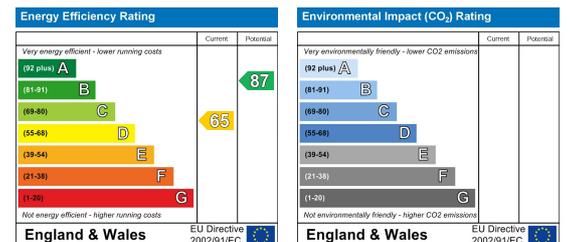
## Floor Plan



## 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.