

# HUNTERS®

HERE TO GET *you* THERE



## Carnarvon Street

Hollinwood, Oldham, OL8 3PW

Price £150,000



Council Tax: A



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Situated in a convenient location this mid terrace home which although requires some cosmetic updating offers excellent potential. The internal accommodation comprises entrance hall, lounge, dining room, kitchen, sun room, 2 bedrooms and family 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 C

## Entrance Hall

Upvc entrance door, radiator.

## Lounge

10'9" x 10'9" (3.3m x 3.3m)

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

## Dining Room

13'9" x 11'9" (4.2m x 3.6m)

Radiator.

## Kitchen

8'6" x 6'2" (2.6m x 1.9m)

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

## Sun Room

8'6" x 6'2" (2.6m x 1.9m)

Upvc double glazed window and door.

## Bedroom 1

13'9" x 11'1" (4.2m x 3.4m)

Upvc double glazed window, radiator.

## Bedroom 2

10'5" x 9'6" (3.2m x 2.9m)

Upvc double glazed window, radiator.

## Bathroom

8'6" x 6'2" (2.6m x 1.9m)

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

## Externally

Small enclosed yard to the rear.

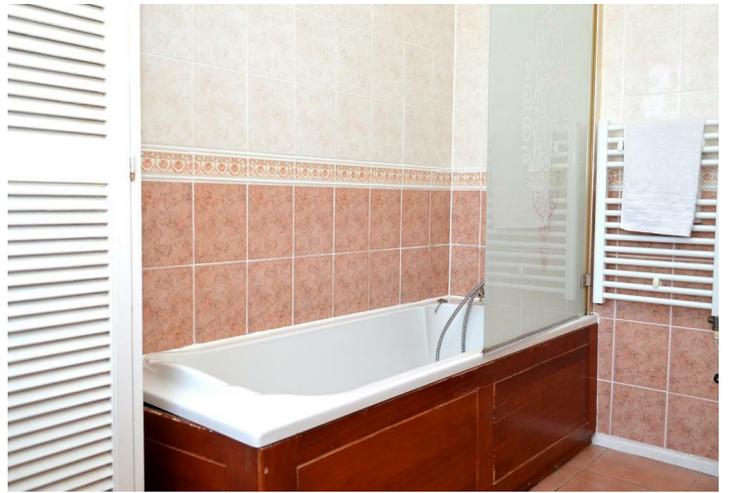
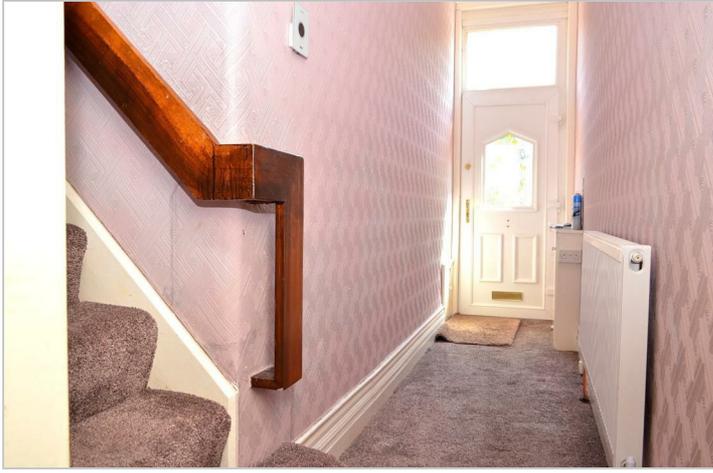
## Material Information - Oldham

Tenure Type; Leasehold

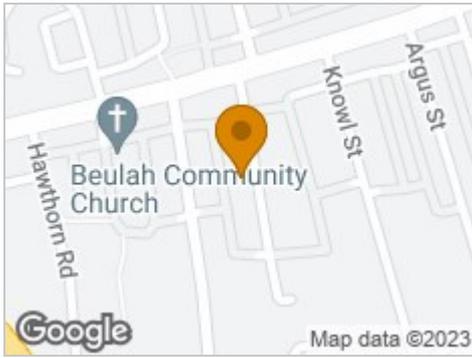
Leasehold Years remaining on lease; 869

Leasehold Ground Rent Amount, £10

Council Tax Banding; A



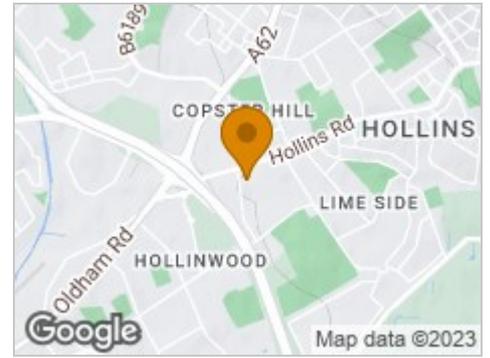
## Road Map



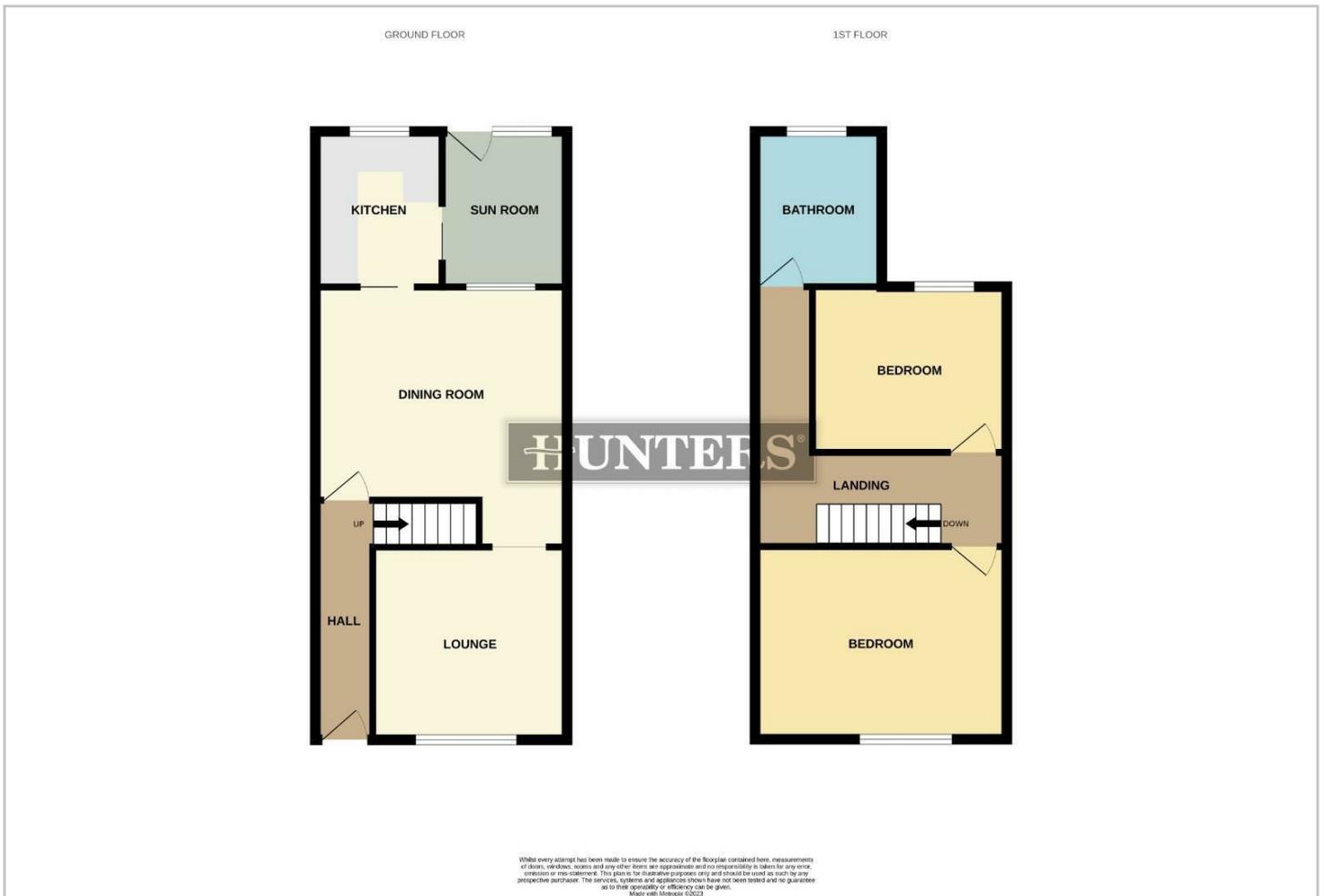
## Hybrid Map



## Terrain Map



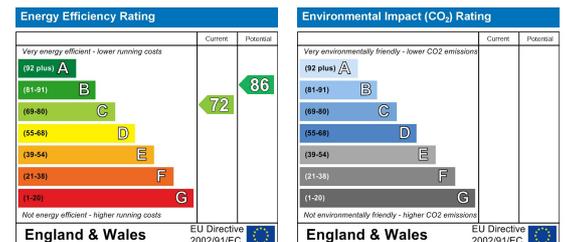
## Floor Plan



## 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.