

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Heron Street

Oldham, OL8 4NB

Price £140,000



Council Tax: A



# 190 Heron Street

Oldham, OL8 4NB

Price £140,000



Well presented mid town house offered for sale with no onward chain. The internal accommodation comprises vestibule entrance, lounge, kitchen, 2 bedrooms and bathroom. The property benefits from gas central heating and Upvc double glazing. Externally there is a garden area to the front along with enclosed garden and off road parking to the rear. NO CHAIN EPC Rating E

## Vestibule Entrance

Upvc entrance door.

## Lounge

13'9" (4.2)

Upvc double glazed window, radiator.

## Kitchen Diner

11'0" x 8'2" (3.36m x 2.5m)

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

## Bedroom 1

13'9" x 12'1" (4.2m x 3.7m)

Upvc double glazed window, radiator.

## Bedroom 2

8'6" x 7'10" (2.6m x 2.4m)

Upvc double glazed window, radiator.

## Bathroom

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

## Externally

Small garden area to the front with enclosed garden to the rear with decking and artificial grass plus double gates for off road parking.

Tenure Type; Leasehold

Leasehold Years remaining on lease; 894

Leasehold Ground Rent Amount, £3.10

Council Tax Banding; A

Material Information - Oldham

Tel: 0161 669 4833



## Road Map



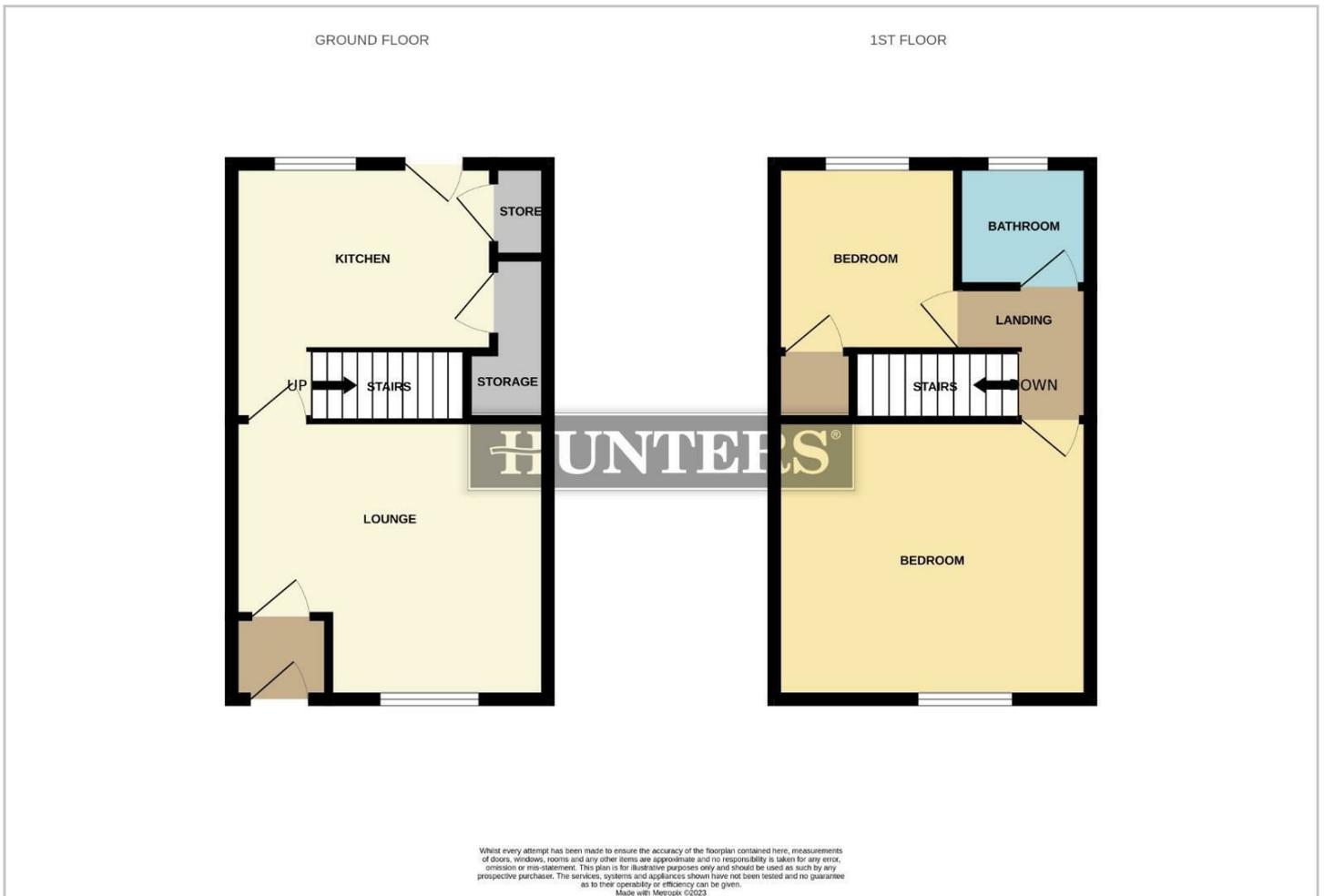
## Hybrid Map



## Terrain Map



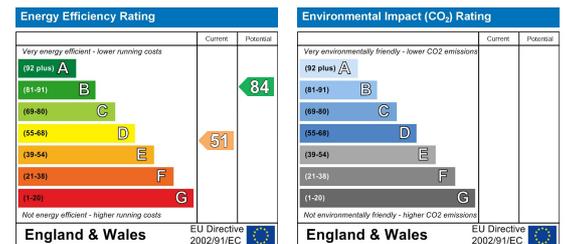
## Floor Plan



## 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.