

# HUNTERS®

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## Roman Road

Failsworth, Manchester, M35 9JY

Offers Over £160,000



Council Tax: B



# 133 Roman Road

Failsworth, Manchester, M35 9JY

Offers Over £160,000



**\*\*CASH BUYERS ONLY\*\*** Situated in a convenient and popular location this semi-detached family home which does require updating but offers excellent potential. The internal accommodation comprises entrance hallway, lounge, dining room, extended kitchen, 3 bedrooms, bathroom and separate WC. The property has gas central heating and Upvc double glazing. Externally is a driveway and garden to the front with enclosed garden to the rear. NO CHAIN. EPC RATING C

## Entrance Hallway

Upvc entrance door, radiator, stairs leading to first floor landing.

## Lounge

10'9" x 10'5" (3.3m x 3.2m)

Upvc double glazed bay window, radiator.

## Dining Room

11'5" x 10'5" (3.5m x 3.2m)

Upvc double glazed bay window, radiator.

## Kitchen

16'4" x 5'6" (5.0m x 1.7m)

Extended to the rear with fitted wall and base units with work surfaces and tiled splashback, 2 x Upvc double glazed windows, Upvc door to the side.

## Bedroom 1

11'9" x 9'10" (3.6m x 3.0m)

Upvc double glazed bay window, radiator.

## Bedroom 2

10'9" x 9'10" (3.3m x 3.0m)

Upvc double glazed window, radiator.

## Bedroom 3

7'6" x 6'2" (2.3m x 1.9m)

Upvc double glazed window, radiator.

## Bathroom

Bath with shower over, pedestal wash hand basin. Upvc double glazed window, radiator.

## WC

Low level wc. Upvc double glazed window.

## Externally

Garden and drive to the front with enclosed garden to the rear.

## Material Information - Oldham

Tenure Type; Freehold

Council Tax Banding; B





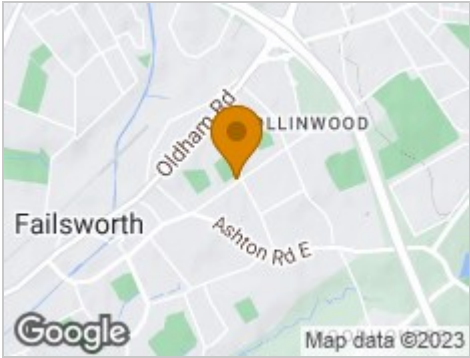
Road Map



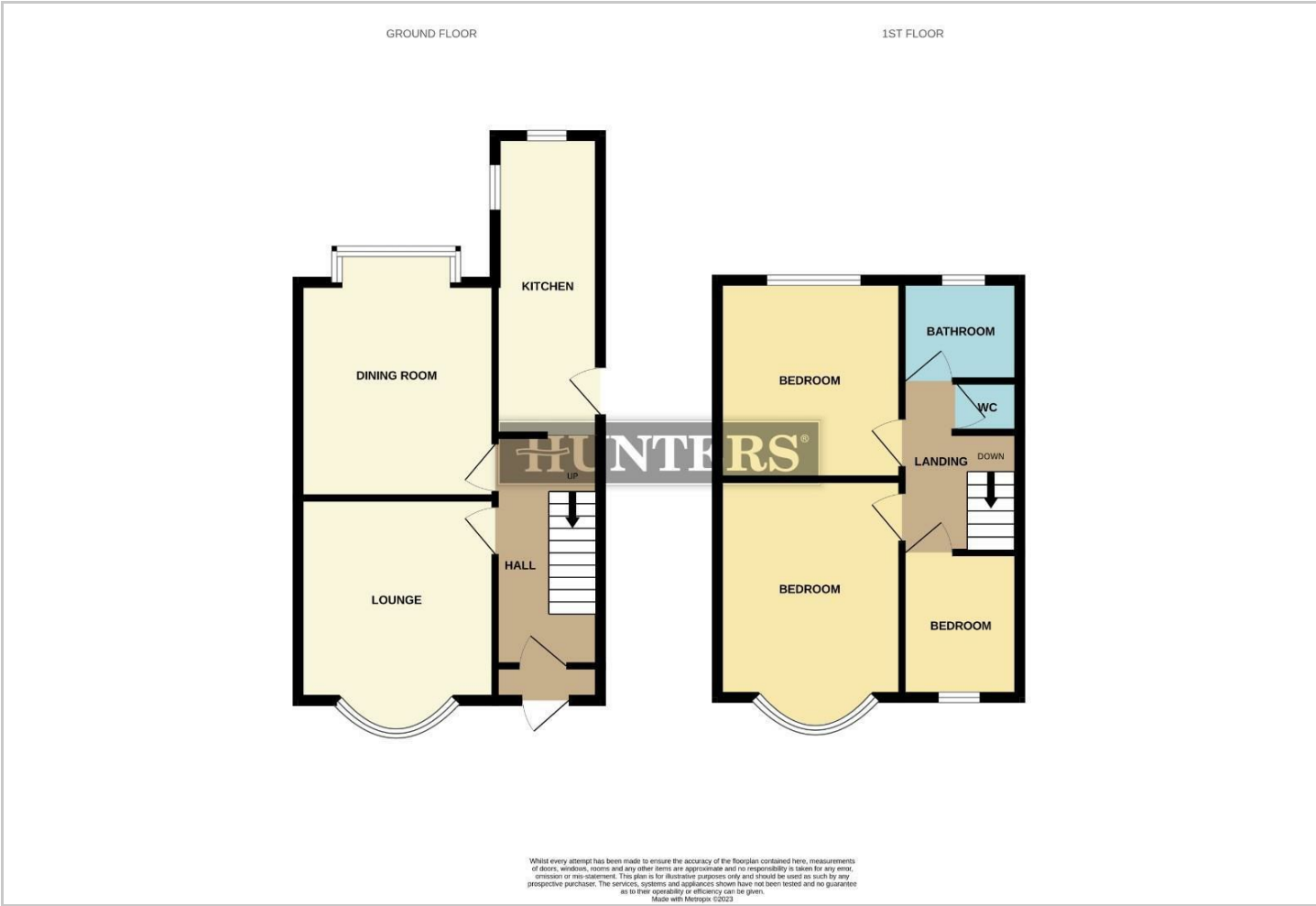
Hybrid Map



Terrain Map



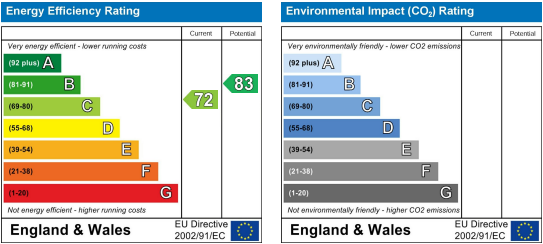
Floor Plan



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.