

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Crofton Street

Oldham, OL8 3DA

Price £130,000



Council Tax: A



# Crofton Street

Oldham, OL8 3DA

Price £130,000



Well presented and maintained mid town house situated in a convenient location close to local amenities. The internal accommodation comprises porch, lounge, kitchen, 2 bedrooms and shower room. The loft has also been boarded and has a velux window, the property also benefits from gas central heating and Upvc double glazing. Externally there are long gardens to both the front and rear. EPC Rating C

## Porch

Upvc entrance door.

## Lounge

13'9" x 12'9" (4.2m x 3.9m)

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

## Kitchen

12'9" x 9'2" (3.9m x 2.8m)

Fitted wall and base units with work surfaces and tiled splashback. Electric oven, hob and extractor hood. Upvc double glazed window, radiator, composite door leading to rear garden.

## Bedroom 1

12'9" x 11'5" (3.9m x 3.5m)

Upvc double glazed window, radiator.

## Bedroom 2

11'5" x 6'10" (3.5m x 2.1m)

Upvc double glazed window, radiator.

## Shower Room

Corner shower enclosure, wash hand basin and low level wc. Upvc double glazed window, radiator.

## Externally

Large gardens to both front and rear, the front has the potential for off road parking subject to relevant permissions.

## Material Information - Oldham

Tenure Type; Leasehold

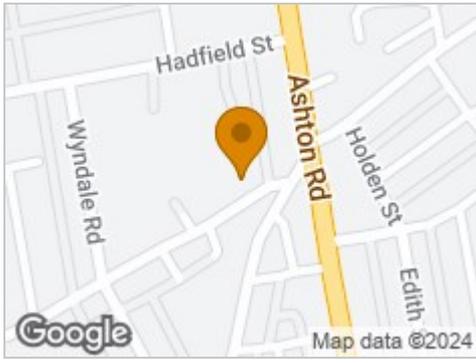
Leasehold Years remaining on lease; 831

Leasehold Ground Rent Amount, £10.00

Council Tax Banding; A



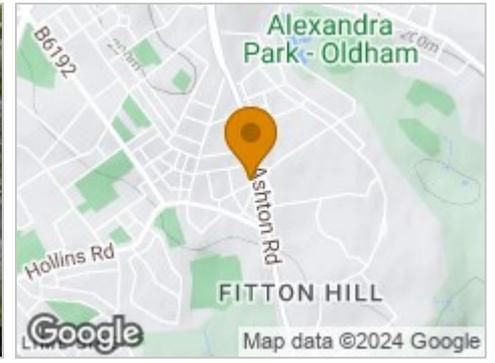
## Road Map



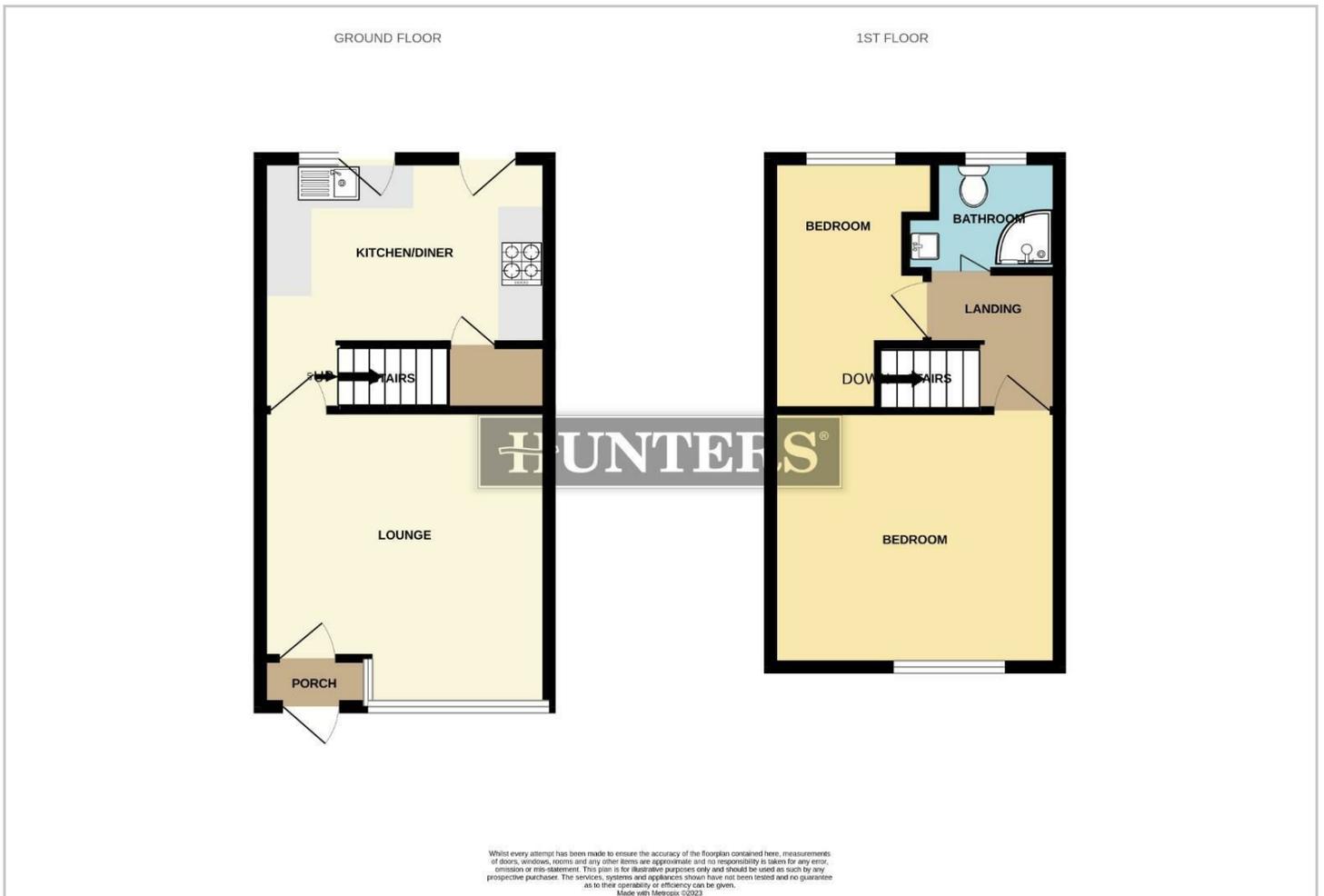
## Hybrid Map



## Terrain Map



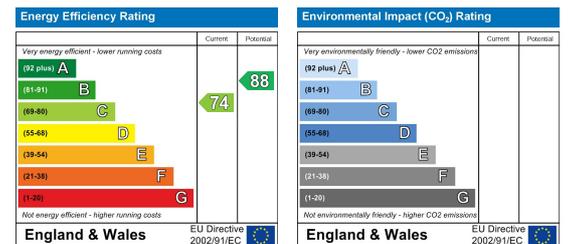
## Floor Plan



## 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.