

# HUNTERS®

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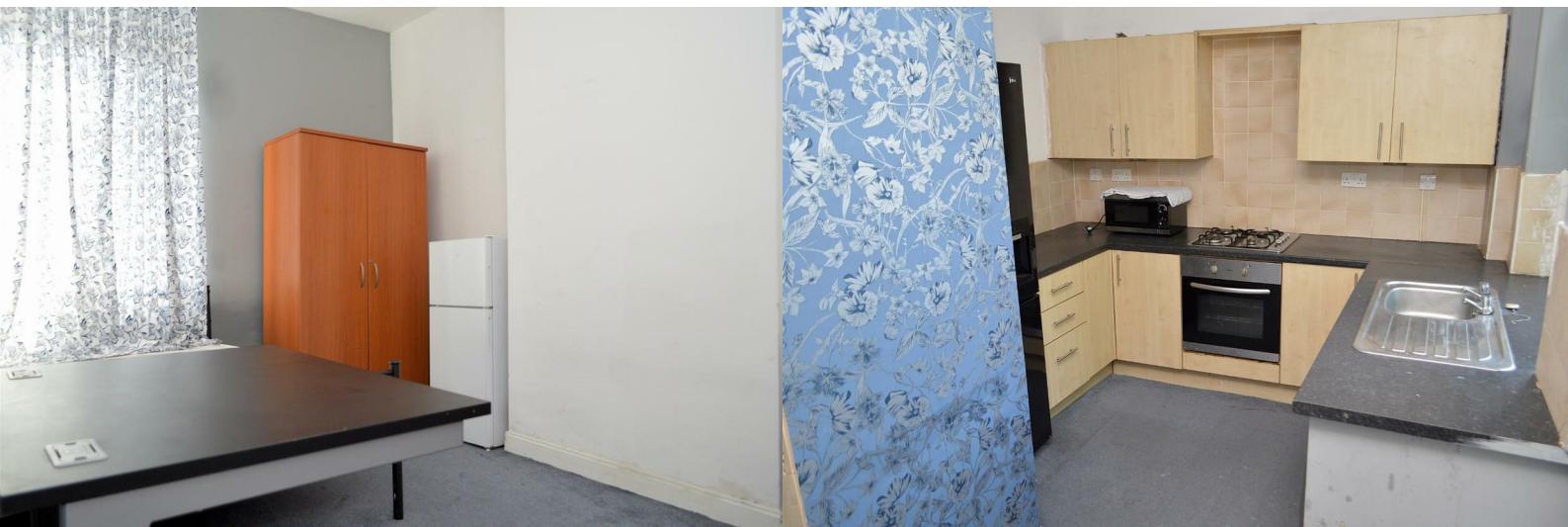
## Argus Street

Hollinwood, Oldham, OL8 3RJ

Offers Over £120,000



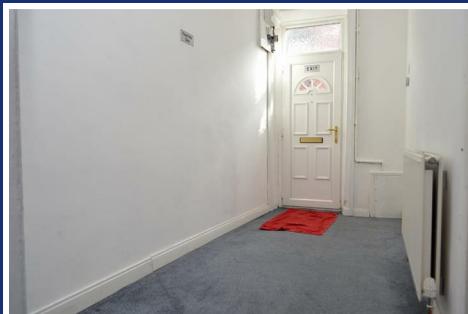
Council Tax: A



# Argus Street

Hollinwood, Oldham, OL8 3RJ

Offers Over £120,000



Situated in a convenient location offering easy access to public transport and motorway network this mid terrace property which although requiring some cosmetic work offers excellent potential for both investors and first time buyers. The internal accommodation comprises entrance hallway, lounge, kitchen, 2 bedrooms (Bed 1 informally divided into 2) and shower room. The property has gas central heating and Upvc double glazing. Externally there is an enclosed yard to the rear. NO CHAIN - EPC RATING C

**Entrance Hallway**  
Upvc entrance door

**Lounge**  
13'9" x 9'2" (4.2m x 2.8m)  
Upvc double glazed window, radiator.

**Kitchen**  
12'1" x 8'6" (max) (3.7m x 2.6m (max))  
Fitted wall and base units with work surfaces and tiled splashback. Electric oven and gas hob. Upvc double glazed window, radiator, Upvc door leading to rear yard.

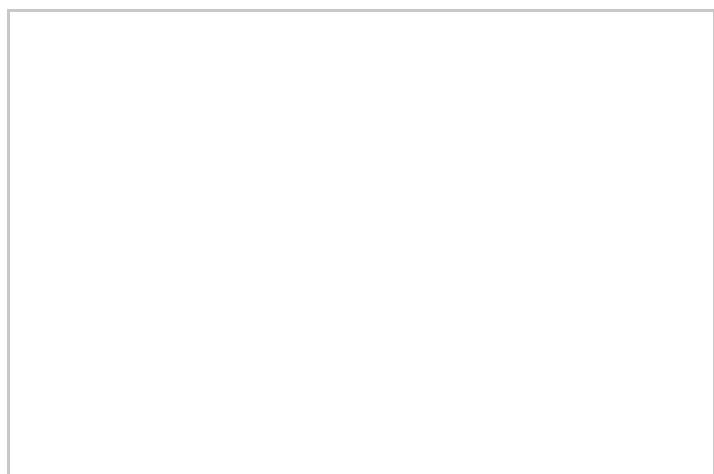
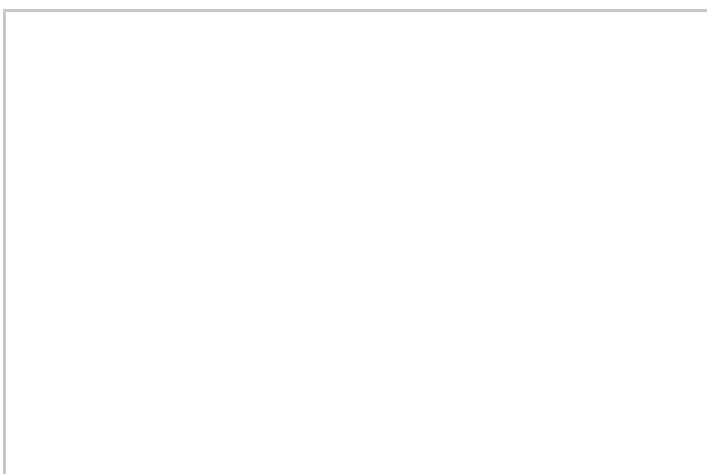
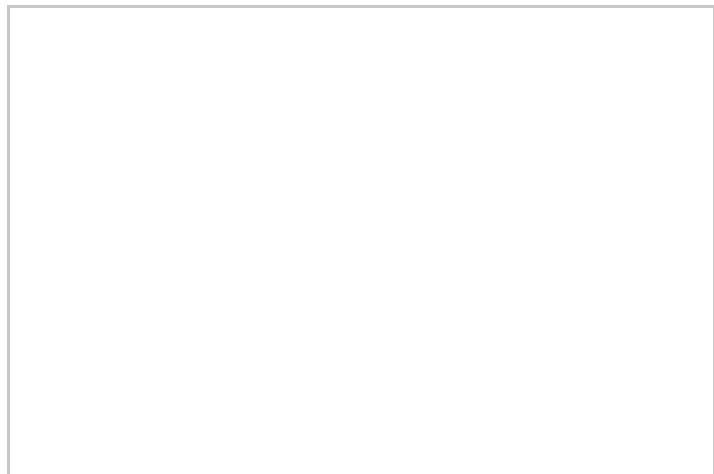
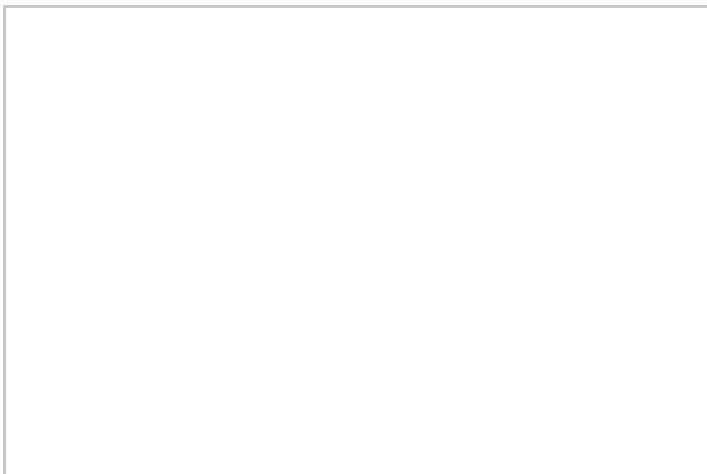
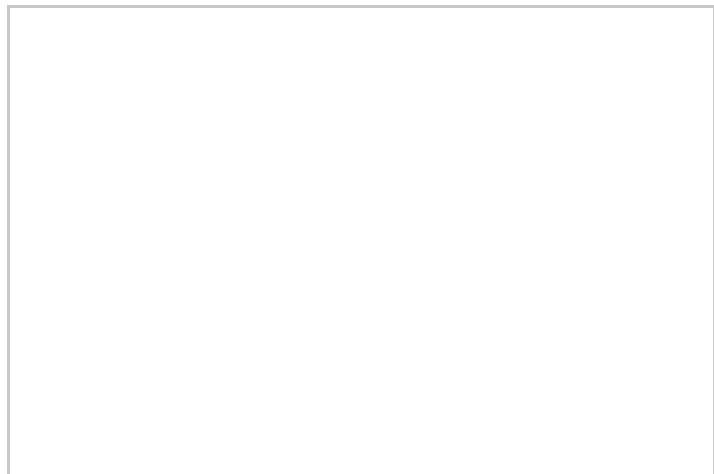
**Bedroom 1**  
15'1" x 13'5" (4.6m x 4.1m)  
Currently informally divided into 2 rooms, would require further building work and building regulations to formally divide into 2 separate bedrooms. Upvc double glazed window, radiator in each room.

**Bedroom 2**  
9'2" x 8'6" (2.8m x 2.6m)  
Upvc double glazed window, radiator.

**Shower Room**  
Corner shower cubicle, wash hand basin and low level wc. Upvc double glazed window, radiator.

**Externally**  
Enclosed yard to the rear.

**Material Information - Oldham**  
Tenure Type; Leasehold  
Leasehold Years remaining on lease; 846  
Leasehold Ground Rent Amount, £3.00  
Council Tax Banding; A



## Road Map



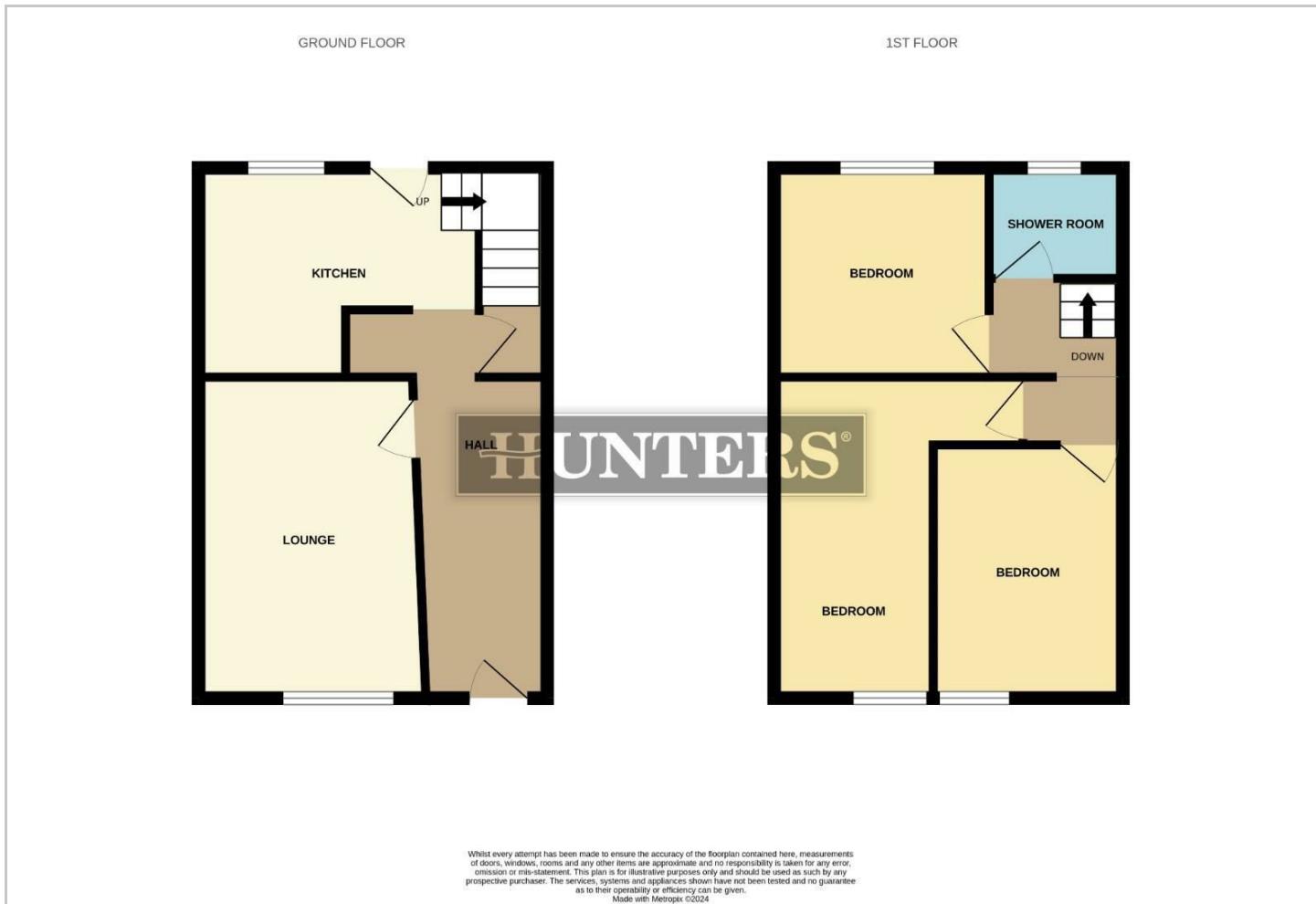
## Hybrid Map



## Terrain Map



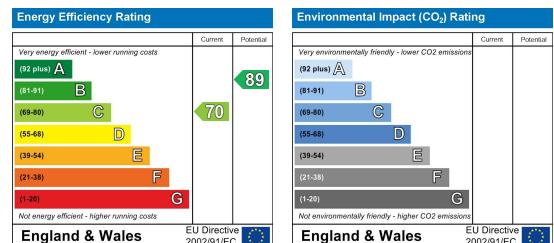
## Floor Plan



## 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.