

HUNTERS[®]

HERE TO GET *you* THERE



Knowl Street

Hollinwood, Oldham, OL8 3RG

Offers Over £175,000



- WELL PRESENTED & MAINTAINED
- 3 BEDROOMS
- GAS CENTREAL HEATING
- REAR GARDEN
- EPC RATING C

- MID TERRACE
- 2 RECEPTION ROOMS
- UPVC DOUBLE GLAZING
- CONVENIENT LOCATION

Tel: 0161 669 4833

Knowl Street

Hollinwood, Oldham, OL8 3RG

Offers Over £175,000



Situated in a convenient location offering easy access to both public transport and motorway links this well presented and maintained spacious mid terrace. The accommodation comprises entrance hallway, lounge, dining room, kitchen, 3 bedrooms and family bathroom. The property benefits from gas central heating and Upvc double glazing. Externally there is a small forecourt to the front and spacious south west facing rear garden.

EPC Rating C

Entrance Hallway

Upvc entrance door, radiator, wooden flooring.
Stairs leading to first floor landing.

Lounge

12'9" x 11'1" (3.9m x 3.4m)
Fire with feature surround, Upvc double glazed bay window, radiator.

Dining Room

13'9" x 12'1" (4.2m x 3.7m)
Fire with feature surround, Upvc double glazed window, radiator.

Kitchen

8'10" x 7'10" (2.7m x 2.4m)
Fitted wall and base units with work surfaces and tiled splashback. Integrated dishwasher and washing machine, electric double oven, gas hob and extractor hood. Underfloor heating, Upvc double glazed window, Upvc door to rear garden.

Bedroom 1

13'9" x 9'10" (4.2m x 3.0m)
Fitted wardrobes, Upvc double glazed window, radiator.

Bedroom 2

12'5" x 8'2" (3.8m x 2.5m)
Upvc double glazed window, radiator.

Bedroom 3

9'2" x 6'6" (2.8m x 2.0m)
Upvc double glazed window, radiator.

Bathroom

8'10" x 7'10" (2.7m x 2.4m)
4 piece suite comprising freestanding bath, shower enclosure, wash hand basin and low level wc. Wall and floor tiles, Upvc double glazed window, radiator.

Externally

Small forecourt to the front with enclosed garden

Material Information - Oldham

Tenure Type; Leasehold
Leasehold Years remaining on lease; 852
Leasehold Ground Rent Amount £15.00
Council Tax Banding; A

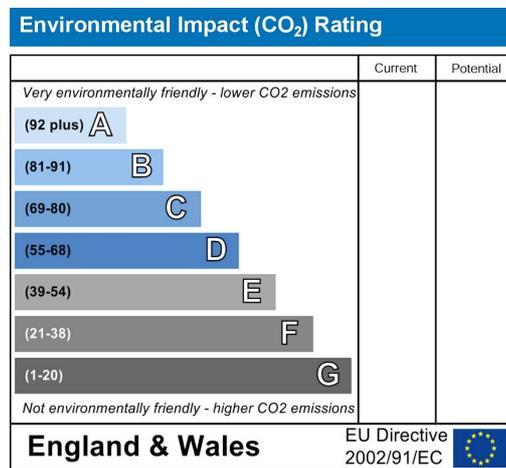
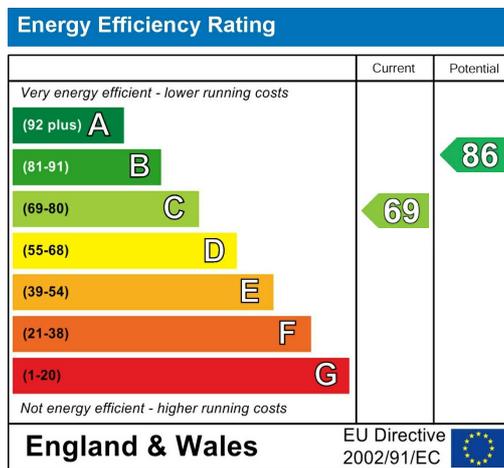
Floorplan







Energy Efficiency Graph



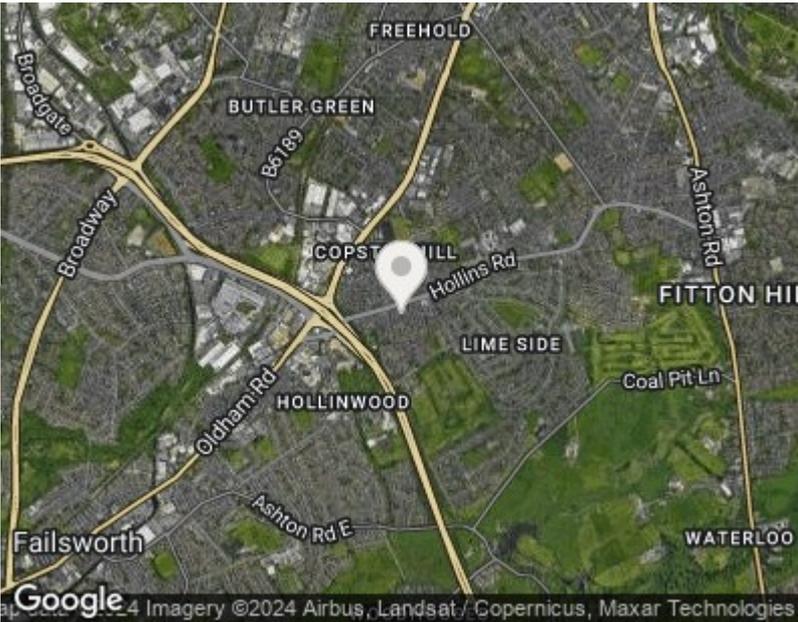
Viewing

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.

Road Map



Hybrid Map





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.

832 Hollins Road, Oldham, OL8 4SR
Tel: 0161 669 4833 Email: oldham@hunters.com
<https://www.hunters.com>

