

# HUNTERS®

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## Market Street

Shaw, Oldham, OL2 8NP

Price £85,000



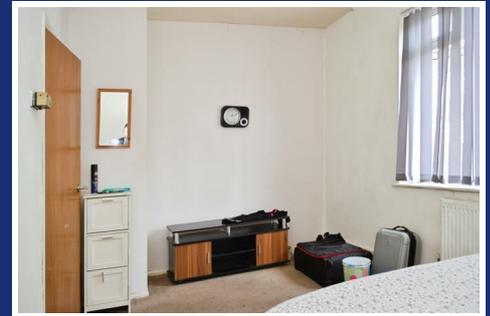
Council Tax: A



# Market Street

Shaw, Oldham, OL2 8NP

Price £85,000



Nestled in the heart of Shaw, Oldham, this first-floor flat on Market Street offers a delightful blend of comfort and convenience. With two bedrooms, this property is ideal for individuals or small families seeking a welcoming home. The flat features a spacious reception room, perfect for relaxation or entertaining guests.

One of the standout features of this property is its prime location, just a short distance from the Shaw tram stop, providing excellent transport links for those commuting to nearby towns or Manchester city centre. Additionally, the flat is centrally situated, ensuring that local amenities such as shops, cafes, and parks are easily accessible.

The property benefits from gas central heating and UPVC double glazing, ensuring warmth and energy efficiency throughout the year. With both front and rear entrances, residents can enjoy added convenience and privacy.

This flat presents an excellent opportunity for anyone looking to settle in a vibrant community with all the necessary amenities at their doorstep. Whether you are a first-time buyer or seeking a rental investment, this property is certainly worth considering.

## Entrance

Front ground floor entrance, stairs leading to first floor landing.

## Lounge

17'8" x 10'9" (5.4m x 3.3m)  
Upvc double glazed window, radiator.

## Kitchen

13'1" x 8'2" (4.0m x 2.5m)  
Fitted wall and base units with work surfaces and tiled splashback. Upvc double glazed window, radiator. Door leading to rear staircase.

## Bedroom 1

15'5" x 8'10" (4.7m x 2.7m)  
Upvc double glazed window, radiator.

## Bedroom 2

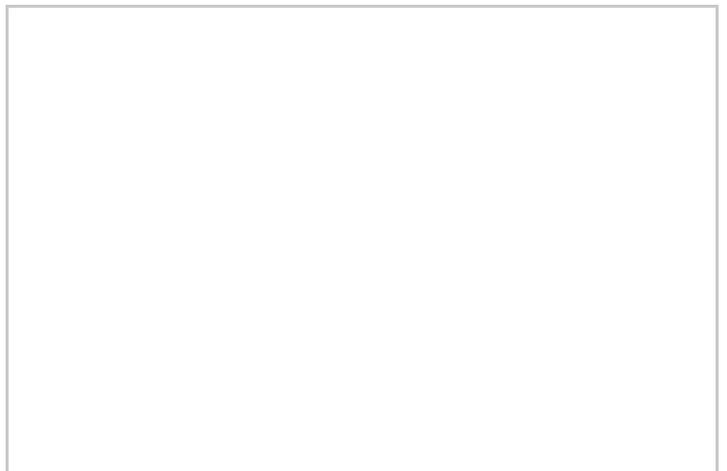
10'5",m x 10'5" (3.2,m x 3.2m)  
Upvc double glazed window, radiator.

## Bathroom

3 piece suite comprising bath, wash hand basin and low level wc. Radiator.

## Material Information - Oldham

Tenure Type; Leasehold  
Leasehold Years remaining on lease; 960  
Leasehold Ground Rent Amount, £0.00  
Council Tax Banding;



## Road Map



## Hybrid Map



## Terrain Map



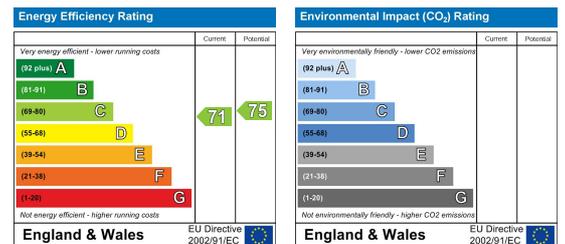
## Floor Plan



## 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.