

# HUNTERS®

HERE TO GET *you* THERE



**Montgomery Street**  
Oldham, OL8 3PR

By Auction £135,000



Council Tax: B



# Montgomery Street

Oldham, OL8 3PR

By Auction £135,000



\*FOR SALE VIA TRADITIONAL AUCTION \* GUIDE PRICE £135,000 \* BIDDING CLOSES 23 JULY 3.30PM \* FEES APPLY \* Situated in a convenient location this Semi-Detached family home which requires cosmetic updating but offers excellent potential. The internal accommodation comprises porch, entrance hall, lounge, dining room, kitchen, 3 bedrooms and bathroom. The property also benefits from gas central heating and Upvc double glazing. Externally there are gardens to both the front and rear. NO CHAIN. EPC RATING D

## Porch

Upvc double glazed windows and doors.

## Hallway

Radiator, stairs leading to first floor landing.

## Lounge

11'1" x 10'2" (3.4m x 3.1m)

Upvc double glazed bay window, radiator.

## Dining Room

15'5" x 11'1" (4.7m x 3.4m)

Upvc French doors leading to rear garden, radiator.

## Kitchen

12'9" x 6'6" (3.9m x 2.0m)

Fitted wall and base units with work surface and stainless steel sink. 2 x Upvc double glazed windows, radiator.

## Landing

Upvc double glazed window.

## Bedroom 1

11'1" x 10'2" plus bay (3.4m x 3.1m plus bay)

Upvc double glazed bay window, radiator.

## Bedroom 2

11'9" x 11'1" (3.6m x 3.4m)

Upvc double glazed window, radiator.

## Bedroom 3

6'6" x 6'10" (2.0m x 2.1m)

Upvc double glazed window, radiator.

## Bathroom

7'6" x 6'6" (2.3m x 2.0m)

3 piece suite comprising bath with shower over, pedestal wash hand basin and low level wc. Upvc double glazed window, radiator.

## Externally

Small garden area to the front along with garden area to the side which has the potential to be a drive for off road parking subject to relevant council permissions. Good sized enclosed garden to the rear.

## Material Information - Oldham

Tenure Type; Leasehold

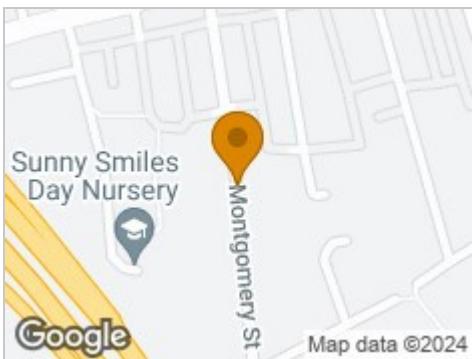
Leasehold Years remaining on lease; 911

Leasehold Ground Rent Amount

Council Tax Banding; B



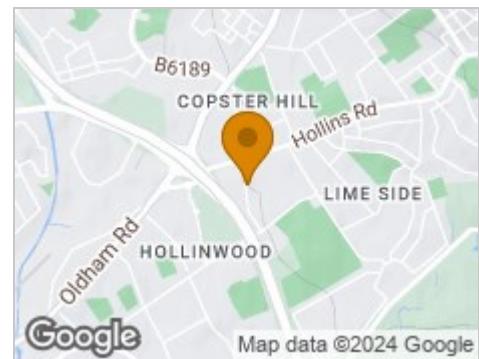
## Road Map



## Hybrid Map



## Terrain Map



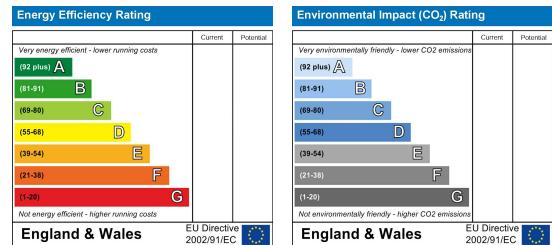
## Floor Plan



## 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.