

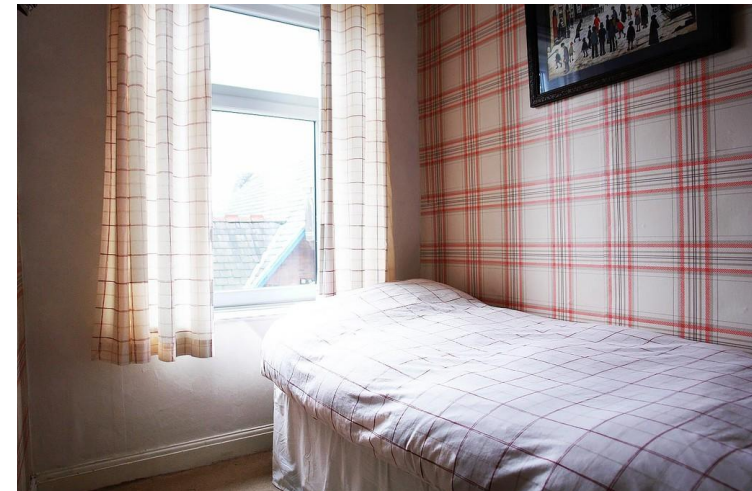
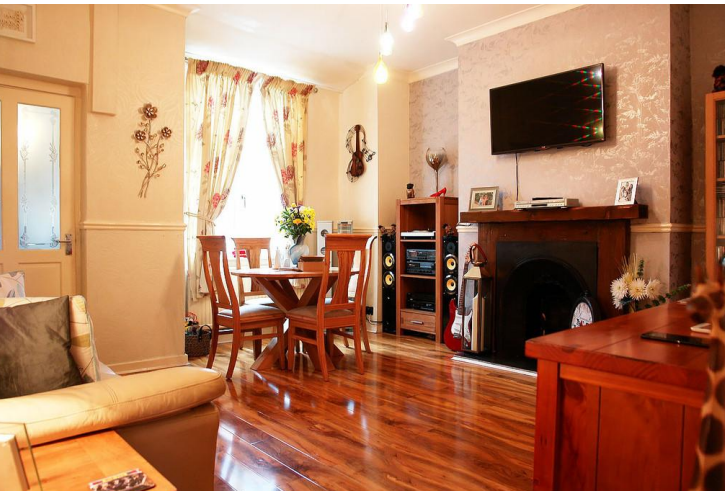


8 Montgomery Street

Hollinwood, Oldham

£89,950

- Two Bedrooms
- Mid Terrace
- Two Reception Rooms
- Bathroom with Shower
- Enclosed Rear Courtyard
- Gas Central Heating
- uPVC Double Glazing
- EPC: D



This is a well presented, two bedroom mid terrace property situated on Montgomery Street, just off Hollins Road and is therefore located close to local schools, amenities and transport links such as the M60 motorway network. The accommodation comprises: entrance, lounge, dining room and kitchen at ground level with two bedrooms and bathroom with shower at first floor level. The property has gas central heating, uPVC double glazing and externally there is a small forecourt, whilst to the rear there is an enclosed courtyard. Viewing recommended.

ENTRANCE

With entrance door.

LOUNGE

15' 0" x 11' 0" (4.57m x 3.35m) With gas living flame fire in marble back and hearth surround, laminate flooring, radiator, uPVC double glazed window with blinds, uPVC door.

DINING ROOM

15' 0" x 14' 0" (4.57m x 4.27m) With solid fuel wood burner in marble hearth surround, laminate flooring, uPVC double glazed window, storage cupboard under the stairs.

KITCHEN

16' 1" x 6' 0" (4.9m x 1.83m) Modern fitted kitchen with electric oven with gas hob and chimney extractor, plumbing for a washer, one and a half stainless steel sink unit, splash back tiling, uPVC double glazed window, uPVC door.

FIRST FLOOR

BEDROOM ONE

15' 0" x 11' 0" (4.57m x 3.35m) With fitted carpeting, radiator, uPVC double glazed window with blinds, walk in wardrobe, access to the loft.

BEDROOM TWO

10' 0" x 7' 0" (3.05m x 2.13m) With fitted carpeting, radiator, uPVC double glazed window.

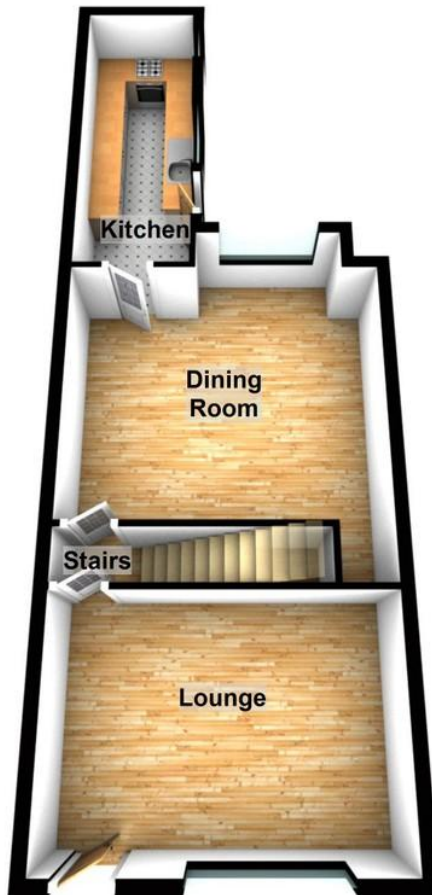
BATHROOM

11' 0" x 6' 0" (3.35m x 1.83m) With three piece suite including shower over the bath, part tiled walls, laminate flooring, ceiling spotlights, storage cupboard.

EXTERNALLY

There is a small forecourt, whilst to the rear there is an enclosed courtyard.

Ground Floor



First Floor



ADDITIONAL INFORMATION

TENURE: Leasehold, solicitor to confirm details.

COUNCIL BAND: A

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Chadderton Office

509 Middleton Road
Chadderton
Oldham
OL9 9SH

Monday – Friday. 9am – 5pm

Saturday. 10am – 3 pm

chadderton@kirkham-property.co.uk

0161 626 5688

Out of hours telephone service

Monday – Thursday 8:30am – 8pm

Friday – 8:30am – 5pm

Saturday – Sunday 10am – 3pm

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements