



804 Hollins Road

Hollinwood, Oldham

£74,950

- Two Bedrooms
- Mid Terrace Property
- Large Lounge Diner
- Modern Kitchen
- Garden Fronted/Rear Courtyard
- Tastefully Decorated
- Vacant Possession
- No Chain



This two bedroom, garden fronted, mid terrace property is offered for sale with vacant possession and therefore no chain involved. Tastefully decorated throughout the accommodation comprises: entrance vestibule, spacious lounge diner and modern fitted kitchen to the ground floor. There are two good sized bedrooms and modern bathroom to the first floor. Ideally situated for access to public transport links to Manchester, junction 22 on the M60, Metrolink station, local schools and amenities.

ENTRANCE VESTIBULE

With uPVC double glazed entrance door.

LOUNGE DINER

26' 9" x 13' 10" (8.15m x 4.22m) With electric pebble effect fire, fire surround, fitted carpeting, two radiators, under stairs storage, window with blinds.

BREAKFAST KITCHEN

13' 1" x 9' 5" (3.99m x 2.87m) With modern fitted wall and base units, work tops, electric oven, gas hob, extractor, stainless steel sink unit, splash back tiling, plumbed for washing machine, radiator, uPVC double glazed window, uPVC double glazed door.

FIRST FLOOR LANDING

With fitted carpeting, storage area, ceiling spotlights, access to the loft.

BEDROOM ONE

14' 3" x 13' 6" (4.34m x 4.11m) With fitted carpeting, radiator, ceiling spotlights, window with blinds.

BEDROOM TWO

12' 9" x 7' 3" (3.89m x 2.21m) With fitted carpeting, radiator, ceiling spotlights, window with blinds.

BATHROOM

8' 2" x 7' 0" (2.49m x 2.13m) With three piece suite comprising panelled bath, wash hand basin, low level w.c., shower over the bath, part tiled walls, towel radiator, laminate floor covering, obscure window.

EXTERNALLY

There is a garden forecourt and an enclosed rear courtyard.

ADDITIONAL INFORMATION

TENURE: Freehold, Solicitor to confirm details.

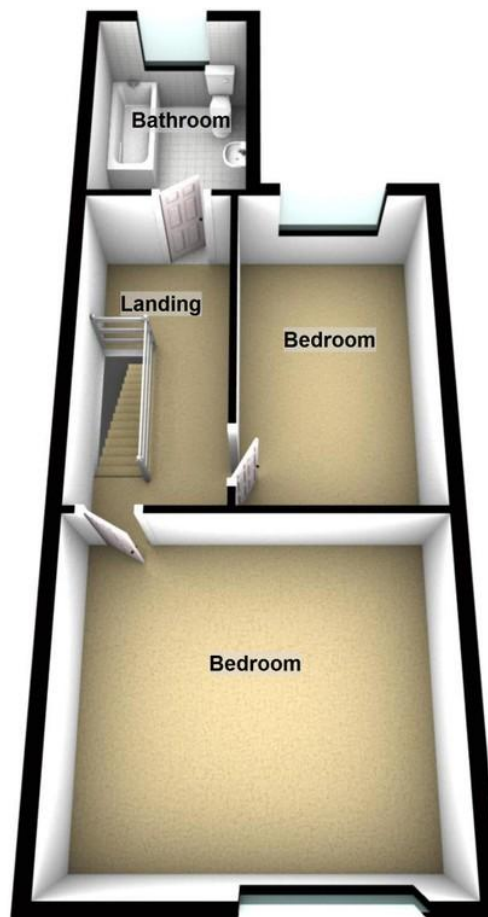
COUNCIL BAND:A

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Ground Floor



First Floor



Chadderton Office

509 Middleton Road
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OL9 9SH

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Saturday. 10am – 3 pm

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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 are 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