



**HUNTERS**<sup>®</sup>

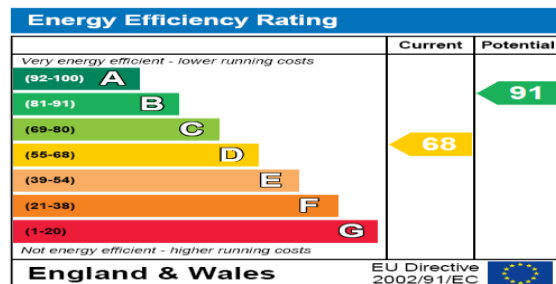
HERE TO GET *you* THERE

Major Street, Milnrow, OL16 3JZ

# Major Street, Milnrow, OL16 3JZ

Asking price: £105,000

An ideal investment opportunity has come to the market to purchase this two bedroom property. A fantastic buy to let investment. Located in this sought-after central Milnrow location, providing convenient and easy walking distance to the local shops, schools and tram links. Internally the property briefly comprises of an open plan lounge and kitchen with a basement cellar to the lower ground floor, two bedrooms and a three-piece bathroom to the first floor. Please note there is no outside space for this property however there is on street parking directly in front. The property is to be sold with no onward chain. Call now to arrange your viewing.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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**Open Plan Lounge / Kitchen**

*5.6m x 4.32m*

As you enter the property the space offers a wonderful cosy living area with feature beams to the ceiling and a window to the front aspect. It then opens up into the kitchen area which offers a range of base and wall units, with a built in oven and gas hob with further space and plumbing for a washing machine, a window to the rear aspect, door down to the basement and stairs that lead you to the first floor landing.

**Cellar**

A keeping cellar space.

**Landing**

With access to the first rooms.

**Bedroom 1**

*3m x 2.61m*

Double bedroom with a window to the front aspect.

**Bedroom 2**

*3.33m x 1.94m*

A single bedroom with a rear aspect window.

**Bathroom**

*3.55m x 1.22m*

A white three-piece suite which briefly comprises of a low-level WC, pedestal wash hand basin, and bath with a shower over.

**VIEWING ARRANGEMENTS**

**By Appointment With: Hunters**

**Tel: 01706390500**

**OPENING HOURS:**

Monday- Friday 9am- 5pm, Saturday- 9am- 2pm

**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

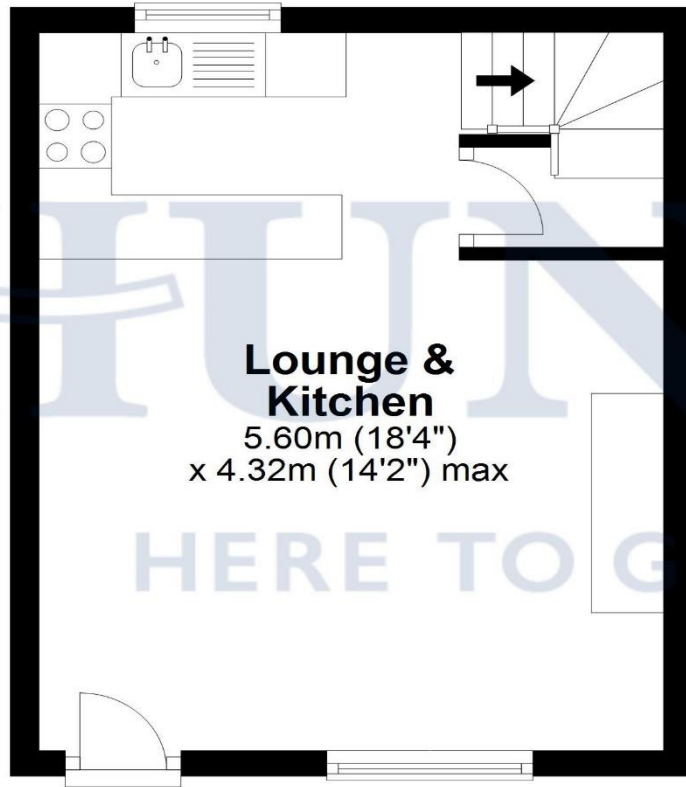
to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**DISCLAIMER**

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.

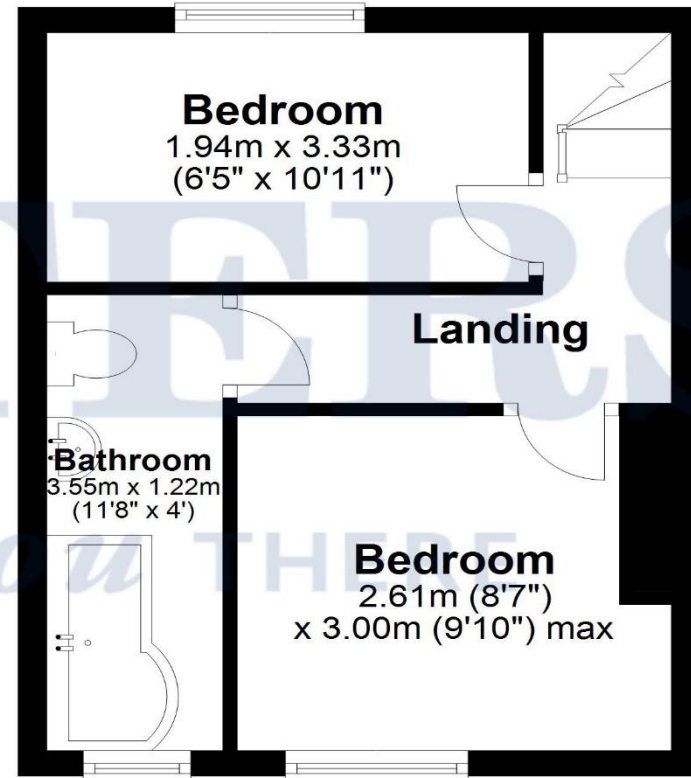
## Ground Floor

Approx. 24.2 sq. metres (260.3 sq. feet)



## First Floor

Approx. 24.2 sq. metres (260.3 sq. feet)



Total area: approx. 48.4 sq. metres (520.5 sq. feet)

Disclaimer; This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.

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Plan produced using PlanUp.



