

## 9 Chancery Lane Oldham, OL2 8EX

Ideal first time buyer/investor 2 bedroom home. UPVC door to the front leading through to a pleasant living room, and fitted kitchen to the ground floor. To the first floor are two double bedrooms and white fitted bathroom. To the rear is a communal space. Situated close to Shaw centre, within walking distance of Metrolink, supermarkets and the amenities of the High Street.

**No chain**

**Fitted kitchen**

**Close to Shaw Centre**

**Ideal for investor**

**Lounge**

**£124,950**

**Lounge** 13' 11" x 11' 11" (4.24m x 3.62m)

**Kitchen / diner** 10' 6" x 11' 11" (3.20m x 3.64m)

**Bedroom 1** 11' 8" x 11' 10" (3.56m x 3.60m)

**Bedroom 2** 10' 5" x 6' 1" (3.17m x 1.86m)

**Bathroom** 7' 6" x 5' 6" (2.29m x 1.67m)

### Financial Advice

Cornerstone Estates offer Independent Financial Services including Mortgage Advice. Why not take advantage of a FREE initial consultation to see if our whole of market products can save you money, or if we can lend you more to help you achieve your dream home? Your home could be at risk if you do not keep up repayments on your mortgage or other loan secured on it.

### Council tax

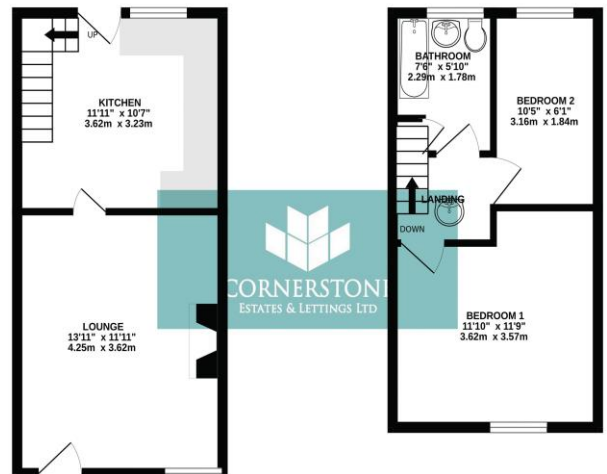
Band A

### EPC

Band D

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, corridors and any other items are approximate and the responsibility to take for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, appliances and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

