



### **3 Heyside Avenue Oldham, OL2 6LB**

Fantastic opportunity to purchase a 3 bedroom semi detached family property in the increasingly popular town of Royton, which will benefit from some refurbishment. Briefly this property comprises entrance hall, kitchen, lounge/diner to the ground floor with 3 bedrooms and a 4 piece bathroom to the first floor. Gas central heating. Externally this property has gardens front and rear and a driveway. Royton is packed with modern bars, restaurants and shops and is well connected to the M60/ M62 motorway. We anticipate high demand for this property, please call to book your viewing.

**3 bedrooms**

**4 piece bathroom**

**Fitted kitchen**

**Lounge / diner**

**Gardens front and rear**

**Driveway**

**Gas central heating**

**South Facing Garden**

**£174,950**

# 3 Heyside Avenue Oldham, OL2 6LB

£174,950

## Entrance Hall 6' 4" x 6' 2" (1.92m x 1.87m)

Doors to the kitchen and lounge. Stairs to the first floor.

## Lounge / Diner 17' 4" x 10' 8" (5.28m x 3.24m)

Large lounge with bay window and patio doors out to the garden.

## Kitchen 10' 9" x 7' 9" (3.28m x 2.35m)

## Bedroom 1 11' 3" x 10' 10" (3.43m x 3.30m)

## Bedroom 2 7' 10" x 10' 8" (2.39m x 3.25m)

## Bedroom 3 5' 10" x 7' 10" (1.79m x 2.39m)

## Family Bathroom 7' 10" x 7' 10" (2.38m x 2.39m)

Corner jacuzzi bath, shower cubicle, sink and w/c.

## Tenure

We are advised this is leasehold with ground rent £3pa

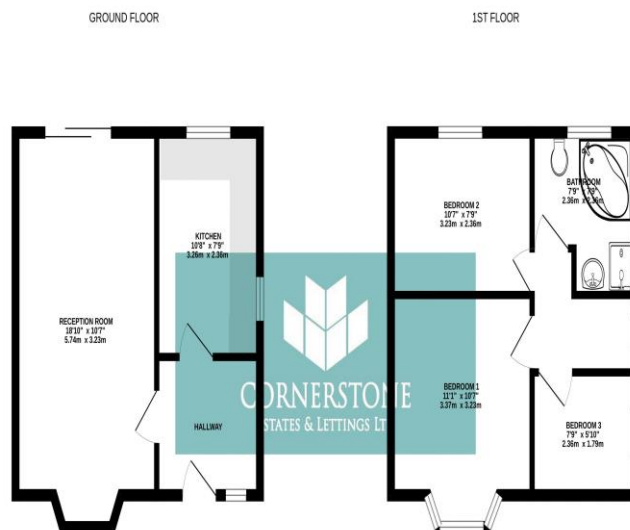
## Council tax

Band C

## Investors

Speak to our lettings team or visit our website for more information on our investor services.

[www.cornerstoneonline.co.uk](http://www.cornerstoneonline.co.uk)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency capabilities.  
Made with Metropix (2024)

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.

# Energy performance certificate (EPC)

3, Heyside Avenue  
Royton  
OLDHAM  
OL2 6LB

Energy rating

**D**

Valid until: **25 April 2024**

Certificate number: **2148-7072-6273-9814-3954**

|                  |                     |
|------------------|---------------------|
| Property type    | Semi-detached house |
| Total floor area | 63 square metres    |

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | <b>A</b>      |         |           |
| 81-91 | <b>B</b>      |         | 85 B      |
| 69-80 | <b>C</b>      |         |           |
| 55-68 | <b>D</b>      | 68 D    |           |
| 39-54 | <b>E</b>      |         |           |
| 21-38 | <b>F</b>      |         |           |
| 1-20  | <b>G</b>      |         |           |