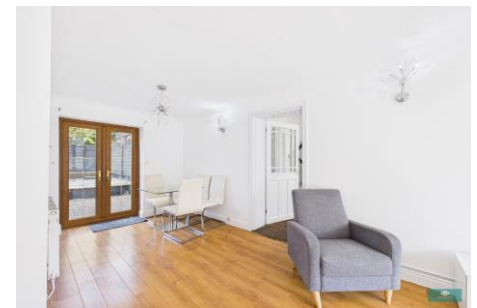
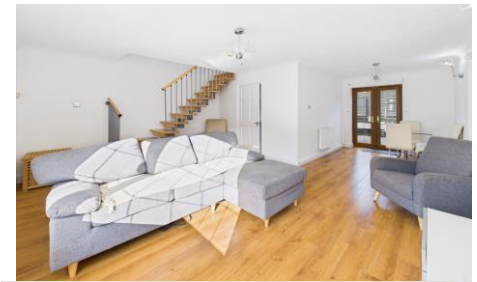




1d Hebron Street Oldham, OL2 6LU

This property offers excellent potential for further development and adaptable living spaces to suit a variety of needs. The ground floor boasts a welcoming entrance porch, a spacious open-plan lounge and dining area, a fully fitted kitchen, a cozy sitting room, and a convenient utility room. Upstairs, there are four well-proportioned bedrooms, a modern shower room, and an additional family bathroom. Externally, the rear of the property features a private garden with both decked and paved patio areas, providing ample space for outdoor relaxation. There is also space for a shed. The front of the property offers off-street parking for added convenience. (Potential development opportunities; self contained one bed property / business use / adapt layout to create substantial master with ensuite STPP)



Lounge/diner

Fitted kitchen

4 bedrooms

2 bathrooms

Private rear garden

Driveway

2 receptions rooms

Utility room

£240,000

1d Hebron Street

Oldham, OL2 6LU

£240,000

Lounge 12' 6" x 15' 11" (3.81m x 4.85m)
Open to the dining room and door to the kitchen and sitting room. Staircase to the first floor.

Entrance Porch 3' 8" x 6' 6" (1.11m x 1.97m)
Storage for cloaks.

Dining Room 9' 2" x 7' 5" (2.80m x 2.26m)
Open to the lounge. French doors to the rear garden.

Kitchen 8' 9" x 7' 11" (2.67m x 2.41m)
Fitted with gloss base and wall cabinets. Integrated eye level oven and microwave, hob, extractor fan, fridge and wine cooler.

Sitting Room 15' 7" x 8' 3" (4.75m x 2.51m)
Second private sitting room with spiral staircase. Door to the utility room. This room has the potential to be a work from home business/ salon or could also become a self contained one bed home due to the current layout.

Utility room 5' 8" x 8' 4" (1.72m x 2.53m)
Plumbed for automatic washing machine. Combi boiler. Door to rear garden.

Bedroom 1 10' 11" x 9' 3" (3.32m x 2.81m)
To the front elevation.

Bedroom 2 10' 8" x 10' 0" (3.24m x 3.06m)
This room currently has doors connecting to each side of the property but could be made smaller to create a corridor giving you a private room, allowing bedroom 3 to become a large master bedroom.

Bedroom 3 8' 1" x 8' 3" (2.46m x 2.52m)
Situated above the extension, this room could be adapted to become a master bedroom with en-suite.

En-suite 5' 9" x 8' 4" (1.74m x 2.53m)
Corner shower, wash basin, w/c.

Bedroom 4 11' 7" x 6' 6" (3.53m x 1.97m)
Storage cupboard

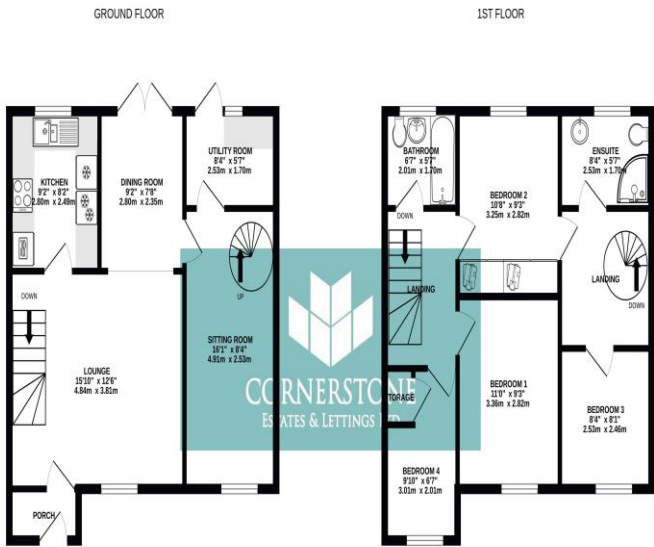
Family Bathroom 5' 5" x 6' 2" (1.64m x 1.87m)
Panel bath, w/c, pedestal wash hand basin. Toile flooring and tiles to the walls.

Rear Garden
The rear garden has a decked patio with artificial grass over it and a raised flagged patio.

Tenure
Leasehold with 844 years remaining. Ground rent to be confirmed.

Council tax
Band B

EPC
Grade C



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 misstatements. 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 can be given. 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)

1d Hebron Street Royton OLDHAM OL2 6LU	Energy rating C	Valid until: 14 August 2033
		Certificate number: 2100-3053-0222-2092-4873

Property type	Mid-terrace house
Total floor area	102 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 C. 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+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		