

#### Cornerstone Estates and Lettings Ltd

Tel: 01706 396200

Email: office@cornerstoneonline.co.uk







## 21 Chamber Road Oldham, OL2 7AR

Presenting an excellent opportunity for investors or buyers with vison, this 3bedroom semi-detached property offers delightful views to the rear and is available with no onward chain. The well-proportioned accommodation begins with an entrance hallway leading into a spacious lounge, seamlessly connected to a modern, light-filled dining kitchen. On the first floor, you'll find three inviting bedrooms along with a modern family bathroom. Externally, the property features a front garden with side access to the rear, which boasts a patio area and an additional garden space beyond, perfect for those with a vision to transform it into a cherished home. Realistically priced to sell, this property is situated in a sought-after location, within walking distance of Shaw Town Centre's excellent amenities and conveniently close to Crompton House Senior School. Viewing is highly recommended for those looking to invest in a property with great potential.





Investors dream

Open plan living

Modern bathroom

**Close to Shaw Centre** 

New fitted kitchen 3 bedrooms Gardens front and rear Views to the rear

### £209,950

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Entrance Hall 12' 4" x 5' 9" (3.76m x 1.75m) Panelled stairs, meter cupboard, under stairs storage cupboard

**Lounge** 12' 4" x 10' 2" (3.76m x 3.1m) Wall mounted electric fire, double glazed bay window to front, open to dining kitchen.

**Kitchen/Diner** 11' 4" x 19' 5" (3.45m x 5.93m) Impressive room recently re-fitted with a matching range of units with worktop space over, sink unit, free standing fridge, freezer and cooker, space for dining table and chairs, plumbed for automatic washing machine double glazed windows to side and rear, door to rear.

**Bedroom 1** *12' 4" x 10' 3" (3.76m x 3.12m)* Period cupboard in alcove, double glazed window to front.

**Bedroom 2** 11' 6" x 9' 1" (3.51m x 2.77m) Boiler cupboard, double glazed window to rear with those amazing views.

Bedroom 3 Single bedroom to the rear elevation

### Bathroom 5' 10" x 5' 7" (1.78m x 1.7m)

Three piece suite comprising deep panelled bath with shower over, vanity wash hand basin, w.c., heated towel rail, double glazed window to front.

### Front garden

Walled front garden with well manicured hedge for privacy.

#### **Rear Garden**

There is a patio area with a fenced garden beyond. The garden has untapped potential and

could be well developed to take full advantage of the views beyond.

#### **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 your do not keep up repayments on your mortgage or other loan secured on it.

HE 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 om 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 heck 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 nd 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 orking order. These particulars are in draft form awaiting Vendors confirmation of the reacents have have a gents.

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-one