



## 7 Henthorn Street Oldham, OL2 7AY

Two bedroomed mid terraced property offered with no onward chain. Located on a quiet no through street. The property has UPVC windows and doors. Internally this neat property comprises of Lounge, fitted kitchen, Two bedrooms main one being very spacious. Externally to the rear there is a private neat lawned garden with shed. Perfectly positioned for all local amenities, including Metrolink and local bus routes.



**No Onward Chain**

**Quiet st**

**Private Rear Graden**

**Gas Central Heating**

**Two Bedrooms**

**Spacious Rooms**

**Unrestricted On Street Parking**

**UPVC Windows and Doors**

**Offers in the Region Of £134,950**

7 Henthorn Street  
Oldham, OL2 7AY

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**Entrance Porch** 3' 0" x 3' 6" (0.92m x 1.06m)  
Entrance porch

**Lounge** 13' 11" x 14' 3" (4.25m x 4.35m)  
Spacious lounge with wooden style fire surround and gas effect fire. Carpeted

**Kitchen/Breakfast Room** 9' 2" x 11' 6" (2.80m x 3.51m)  
Spacious kitchen with wooden units some appliances. Overlooks garden.

**Bedroom 1** 13' 11" x 14' 3" (4.25m x 4.34m)  
Large room with wardrobes drawers and bedside cabinets. Carpeted Front aspect

**Bedroom 2** 9' 3" x 7' 10" (2.83m x 2.38m)  
Good size single room .wardrobe. Cupboard with worcester Boiler. Carpeted

**Family Bathroom** 5' 4" x 6' 0" (1.63m x 1.83m)  
White suite Electric shower over bath with folding shower screen .

**Rear Garden**  
Pleasant private secure garden with Shed.

**Tenure**  
Leasehold with 846 years remaining and a ground rent of £1.25 per year.

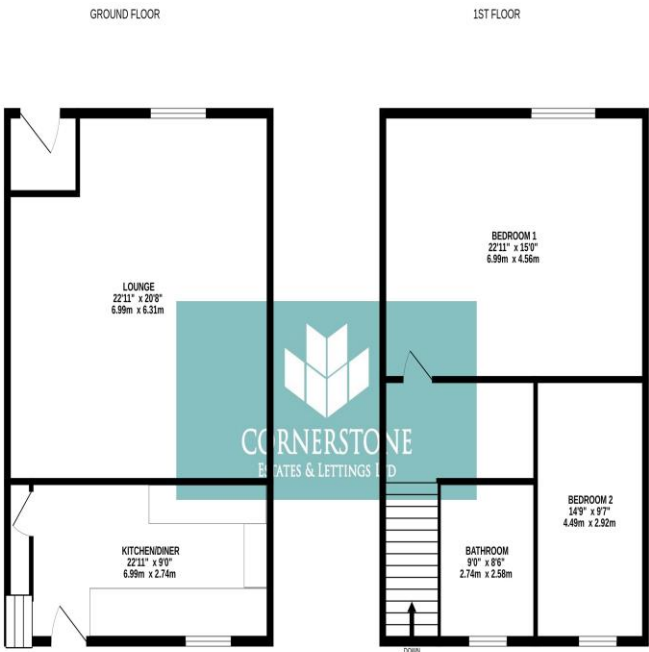
**Council Tax**  
Band A

Investors / Landlords

Please speak to our Lettings Department to get a valuation of this property to let. Get advice on growing your portfolio, protecting your investment and learn about our various bespoke landlord services.

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.



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)

7, Henthorn Street  
Shaw  
OLDHAM  
OL2 7AY

Energy rating

**D**

Valid until:

31 May 2028

Certificate number:

2748-5070-6285-8828-4994

Property type

Mid-terrace 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>).

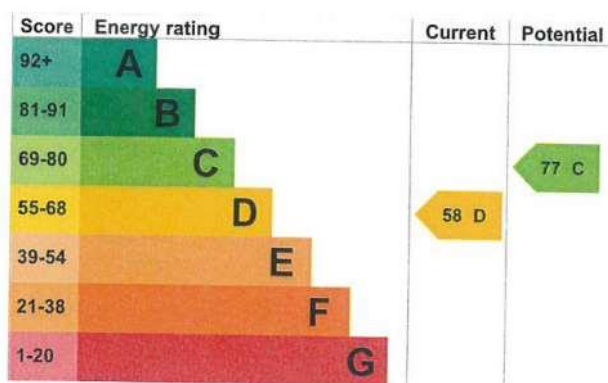
## Energy rating and score

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

[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