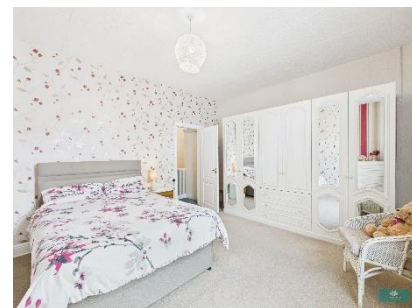




7 Seville Street Oldham, OL2 8SF

Much-loved and well-maintained, this 3-bedroom, 2-reception room, 2-bath mid-terraced home—built in durable and characterful Accrington brick—is bursting with potential. Whether you're a growing family looking for your forever home or a buyer seeking a solid investment opportunity, this property ticks all the boxes. Step into the welcoming entrance hall, leading to a spacious lounge that opens seamlessly into the dining room, creating a sociable and airy living space. A convenient downstairs W/C is located just off the dining area, followed by a well-proportioned kitchen at the rear. Upstairs, a long landing with an original fitted storage cupboard provides access to three comfortable bedrooms and a modern shower room. The home offers more space and features than the average terraced house, including a private rear yard—perfect for relaxing or enjoying a morning coffee.



3 bedrooms

2 bathrooms

2 reception rooms

FREEHOLD

No Chain

Fitted kitchen

Fitted Shower room

Close to Shaw Centre

£159,950

7 Seville Street

Oldham, OL2 8SF

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Entrance Hall 3' 0" x 14' 7" (0.92m x 4.45m)

Welcoming entrance with door to lounge and stairs to the first floor accommodation.

Lounge 11' 4" x 12' 2" (3.45m x 3.70m)

Light lounge which is open to the dining room. Beautiful inset marble fireplace.

Dining Room 11' 11" x 11' 10" (3.64m x 3.61m)

Open from the lounge and kitchen leads off. Door to guest w/c.

W/C 2' 4" x 6' 6" (0.72m x 1.99m)

Ideal for the family and guests, this downstairs room has w/c and wash basin.

Kitchen 8' 2" x 12' 11" (2.49m x 3.93m)

Wooden fitted kitchen with contrasting worktops. New integrated Neff slide and hide oven and hob. Space for automatic washing machine and tumble dryer and fridge freezer. dual aspect windows. Door to rear yard.

First Floor Landing

Landing with original storage cupboard and loft access providing access to all upper rooms.

Bedroom 1 14' 11" x 12' 1" (4.55m x 3.69m)

Traditionally large bedroom to the front of the property

Bedroom 2 9' 7" x 12' 2" (2.92m x 3.71m)

To the rear elevation, this room has fitted storage. The combi boiler is located in this room

Bedroom 3 8' 3" x 5' 6" (2.51m x 1.67m)

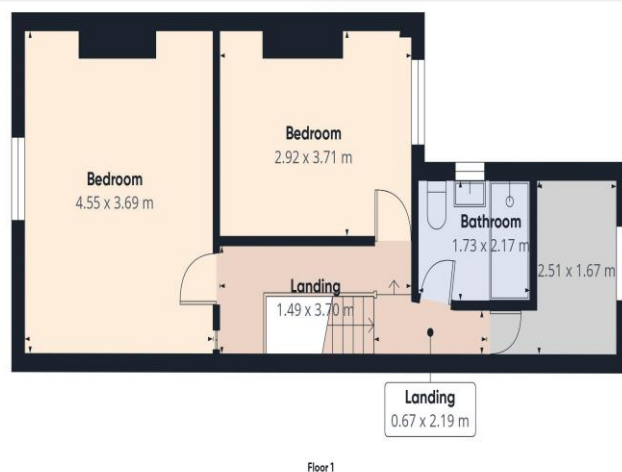
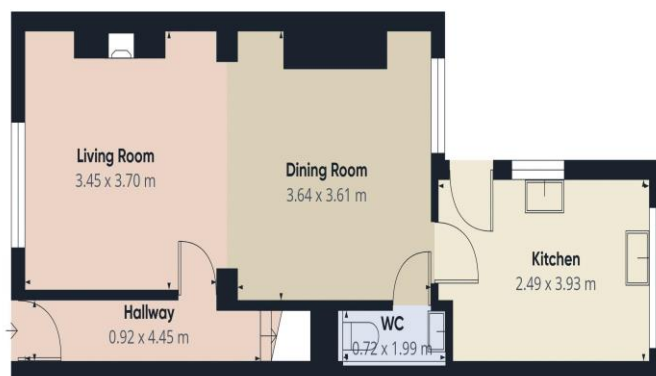
Located to the rear of the property.

Shower Room 5' 8" x 7' 1" (1.73m x 2.17m)

Large shower cubicle with sliding door. Pedestal wash hand basin. w/c.

Rear Yard

The rear yard is neatly paved and fully enclosed with a solid brick wall, creating a private and low-maintenance outdoor space



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.

