



9 Frederick Avenue Oldham, OL2 8SH

An exciting opportunity for investors and developers – a three-bedroom property with excellent potential for full modernisation and reconfiguration. The property offers a versatile layout with an entrance hall, bay-fronted lounge, fitted kitchen with adjoining utility space, ground-floor bathroom, separate W/C, and a conservatory currently used as a dining area with a laundry cupboard. Upstairs are three bedrooms providing scope to remodel into a more contemporary layout. Externally, there are gardens to both the front and rear. The rear garden, with its established planting and secluded feel, presents the opportunity to create a charming outdoor retreat once restored. This home is in need of complete refurbishment, offering the chance to strip back and redesign to suit modern living requirements, making it an ideal project for investors or those seeking a property to remodel to their own specification.



3 bedrooms

Bay window to lounge

Storage room

Utility space

£185,000

Conservatory

Separate bath and w/c

Secret garden

'Secret' style garden

9 Frederick Avenue

Oldham, OL2 8SH

£185,000

Lounge 11' 11" x 13' 9" (3.62m x 4.19m)
Bay window.

Kitchen 8' 8" x 12' 1" (2.64m x 3.69m)
Solid wood kitchen with integrated oven and hob. Breakfast bar. Door to utility space, bathroom and conservatory.

Conservatory 6' 8" x 6' 9" (2.04m x 2.07m)
Currently being used as a dining room. Door to garden. Tile flooring.

Utility 7' 3" x 3' 2" (2.22m x 0.97m)
Space under the stairs has been used in the past as a study area. Combi boiler. Window.

W/C 6' 4" x 5' 2" (1.93m x 1.58m)

Bathroom 6' 0" x 4' 9" (1.84m x 1.45m)
Bath with shower above. Wash basin. Tiled walls.

Laundry
Just off the conservatory, this space has been plumbed for an automatic washing machine with dryer stacked above.

Bedroom 1 10' 5" x 13' 10" (3.17m x 4.21m)
To the front elevation with large storage cupboard which has potential to be a small en-suite or walk in closet.

Bedroom 2 10' 2" x 9' 0" (3.11m x 2.74m)

Bedroom 3 7' 1" x 8' 2" (2.16m x 2.50m)

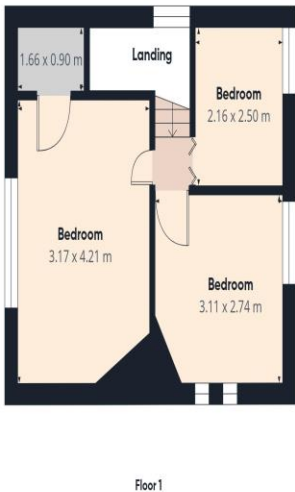
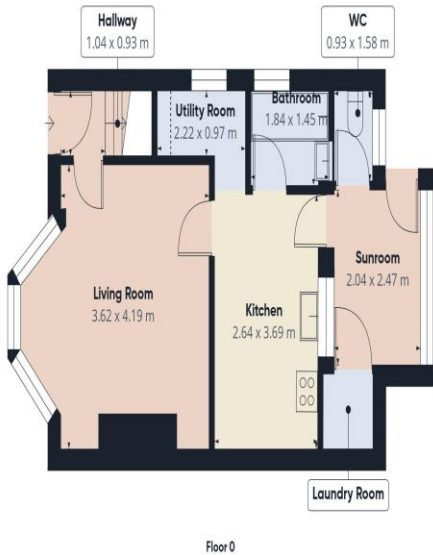
Rear Garden
Well established garden with a variety of plants and bushes to create a tranquil space. Brick built shed.

Council tax
Band B

EPC
Grade C

Tenure
Leasehold

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)

9 Frederick Avenue
Shaw
OLDHAM
OL2 8SH

Energy rating

C

Valid until:

17 August 2035

Certificate number:

8300-7782-0922-7599-3853

Property type

Semi-detached house

Total floor area

72 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 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		