



121 Stoneleigh Street Oldham, OL1 4LF

Charming 2 Bedroom Home with Large Sunny Garden & Garage
Situating on a desirable tree-lined street, this much-loved two-bedroom home is perfect for buyers looking for comfort, convenience, and outdoor space. Step inside through the entrance vestibule into a welcoming lounge with a bay window, filling the room with natural light. To the rear, the dining kitchen features a newly fitted kitchen, creating a modern and practical heart of the home. Upstairs, you'll find two bedrooms alongside a well-appointed bathroom. Externally, the property benefits from a garden frontage and a generous rear garden that enjoys sunshine for most of the day, ideal for relaxing or entertaining. To the rear, there is also a garage, offering additional



2 bedrooms

Fitted bathroom

Large rear garden

Council tax A

New fitted kitchen

Front garden

Garage

Close to Tram Stop

£179,950

Lounge 14' 4" x 13' 10" (4.36m x 4.21m)
Bay window. Vestibule. Feature fireplace. Wall lights.

Kitchen/Diner 10' 6" x 13' 10" (3.20m x 4.22m)
Newly fitted kitchen with integrated oven, hob and extractor fan. Side door. Pantry.

Bedroom 1 12' 5" x 13' 10" (3.79m x 4.22m)
Double bedroom with fitted wardrobes

Bedroom 2 12' 0" x 7' 11" (3.67m x 2.42m)
To the rear elevation.

Bathroom 7' 5" x 5' 8" (2.27m x 1.72m)
Panel bath with shower above and glass screen, pedestal wash basin. low level w/c. boiler cupboard. (Boiler serviced annually)

Rear Garden
Beautiful large garden which gets sun most of the day. 2 patios and large lawn. Planted borders.

Garage
Accessed from the road behind, this garage has a side door leading to the garden.

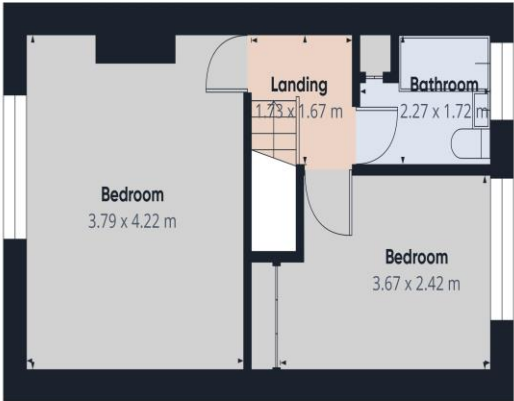
Council Tax
Band A

EPC
Grade

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.



Floor 0



Floor 1

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)

121 Stoneleigh Street
OLDHAM
OL1 4LF

Energy rating

C

Valid until:

11 March 2034

Certificate number:

2462-3307-3042-0002-9091

Property type

Semi-detached house

Total floor area

67 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		
69-80	C	71 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		