



324 Middleton Road Oldham, OL2 5EB

Spacious 3-Bedroom Duplex Apartment with South-Facing Balcony This generously sized duplex apartment offers versatile living space across two floors and includes a rare south-facing balcony — a secure outdoor spot ideal for relaxing or growing plants. The entrance at ground level leads to a staircase rising to the first-floor hallway, where the rear door opens onto the balcony. The well-proportioned kitchen features wooden cabinets, an integrated oven, hob, and extractor fan, along with ample space for a washing machine, dishwasher, and fridge-freezer. There's also a large storage cupboard/pantry and plenty of room for a dining table. The spacious lounge benefits from a Juliette balcony, allowing plenty of natural light to fill the room. Upstairs, you'll find three double bedrooms, all with fitted wardrobes, and a family bathroom. In need of some cosmetic updating, this property presents an excellent opportunity for investors or buyers seeking an affordable three-bedroom home with generous space and potential.



3 bedrooms

Fitted dining kitchen

Large lounge

Rear balcony

Spacious lounge

Fitted bathroom

Parking nearby

Juliette balcony

£149,950

Entrance / stairs 2' 11" x 5' 5" (0.88m x 1.64m)

Stairs to the first floor

Hallway 3' 7" x 13' 7" (1.10m x 4.15m)

Gas meter cupboard

Lounge 19' 9" x 11' 11" (6.01m x 3.62m)

Stone fireplace and TV stand. Juliette balcony.

Kitchen/Diner 10' 0" x 13' 7" (3.04m x 4.15m)

Wood cabinets. integrated oven, hob and extractor fan. Space for fridge freezer, washing machine, dishwasher and dining table. Large storage cupboard.

Bedroom 1 9' 5" x 12' 0" (2.86m x 3.66m)

Fitted wardrobes and matching dressing table

Bedroom 2 8' 1" x 13' 7" (2.47m x 4.14m)

Fitted wardrobes and matching dressing table

Bedroom 3 8' 0" x 11' 11" (2.43m x 3.63m)

Fitted wardrobes and matching dressing table

Bathroom 5' 0" x 10' 4" (1.52m x 3.15m)

Panel bath with shower above and glass screen. W/C. Pedestal wash basin. Airing cupboard with water tank.

Balcony

Ideal space to grow a garden in pots and relax. South Facing. Timber shed

Tenure

Leasehold with a ground rent of £10 per year and 98 years remaining

Council Tax

Band A



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.

