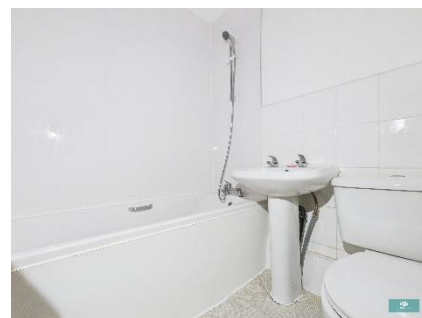




455 Ashton Road Oldham, OL8 2NB

2-Bedroom Home with Parking close to Oldham Centre – Ready to Move Into! This garden-fronted two-bedroom terrace is ready to move straight into and makes an ideal home for first-time buyers. Inside, the property features an entrance vestibule, a welcoming lounge with bright windows, and a fitted dining kitchen. Upstairs are two bedrooms and a bathroom. Outside, there is a neat garden to the front, while the rear yard opens out to provide off-road parking. Perfectly located, the property is just a short walk from Oldham Town Centre and the tram station, offering easy access to local amenities and excellent transport links. The new roof and vacant possession makes this an appealing choice for first time buyers and landlords.



2 double bedrooms

Fitted kitchen

Off road parking to the rear

Garden fronted

Large lounge

Close to Oldham Centre

No chain

£139,000

455 Ashton Road

Oldham, OL8 2NB

£139,000

Lounge 11' 11" x 13' 8" (3.63m x 4.16m)

Entrance vestibule, laminate flooring.

Kitchen/Diner 12' 1" x 13' 6" (3.68m x 4.12m)

Fitted with base and wall cabinets, integrated oven, hob and extractor fan. Space for fridge/freezer, washing machine and dining table. Additional storage under the stairs.

Bedroom 1 11' 11" x 13' 10" (3.64m x 4.21m)

Bedroom 2 9' 1" x 13' 6" (2.78m x 4.11m)

Boiler cupboard.

Bathroom 5' 10" x 5' 5" (1.78m x 1.64m)

Three piece bathroom suite comprising; panel bath with shower taps, pedestal wash hand basin, low level W/C.

Rear yard

Rear gates open up to allow a car to drive in and use for off road parking without affecting the paved patio area.

EPC

Grade D

Council Tax

Band A

Tenure

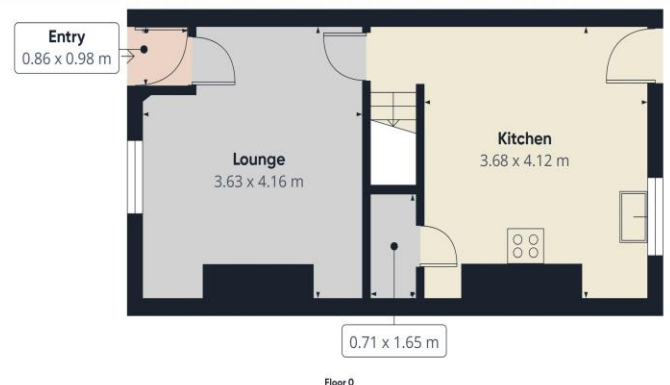
Leasehold with 744 years remaining. Ground rent to be confirmed.

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 you do not keep up repayments on your mortgage or other loan secured on it.

Investors

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.



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)

455 Ashton Road
OLDHAM
OL8 2NB

Energy rating

D

Valid until:

13 September 2032

Certificate number:

0450-2024-2010-2092-4035

Property type

Mid-terrace 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 D. 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		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		