



7 Galland Street Oldham, OL4 3EU

A well-presented two-bedroom stone-fronted terraced home with an additional loft room — an ideal opportunity for first-time buyers or investors. The property offers a spacious lounge with stairs to the first floor and double doors opening into the kitchen/diner, giving the home a bright and open feel. The modern kitchen has been extended to provide additional storage and a comfortable dining space, perfect for everyday living or hosting. Upstairs, there are two bedrooms, a contemporary bathroom, and a useful landing area with stairs leading to the loft room. The loft room, complete with two Velux windows and a radiator, has previously been used as a bedroom and offers valuable additional space for a home office, hobby room, or guest area. With its modern presentation, versatile layout and move-in readiness, this property represents an excellent opportunity for those starting their property journey or investors seeking a strong rental option.



2 Bedrooms

Large loft room

Extended kitchen

Modern fitted bathroom

Contemporary fitted kitchen

Well maintained

Freehold

Vacant possession

£159,950

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Oldham, OL4 3EU

£159,950

Lounge 13' 0" x 13' 8" (3.97m x 4.17m)

Stairs to first floor and double doors open to the kitchen. Laminate flooring. Spotlights.

Kitchen/Diner 16' 4" x 13' 7" (4.98m x 4.13m)

Extended kitchen in grey with contrasting worktops. Integrated hob. Space for dining tale.

Bedroom 1 12' 10" x 7' 10" (3.90m x 2.39m)

Double bedroom to the front elevation

Bedroom 2 8' 11" x 7' 3" (2.72m x 2.21m)

To the rear elevation

Bathroom 6' 1" x 6' 1" (1.86m x 1.86m)

Panel bath with shower above. Vanity wash basin unit. Low level w/c. Tiled walls.

First Floor Landing 12' 9" x 2' 6" (3.89m x 0.77m)

The landing provides access to all first floor rooms and has a door to the stairs going up to the loft room.

Loft room 16' 1" x 13' 8" (4.89m x 4.16m)

Large room in the loft which has been converted and can be used as a bedroom, office or playroom. 2 Velux windows, radiator and lighting. Door at the bottom of the stairs.

Rear

Small space to the rear with a dry stone wall, suitable for storage.

EPC

Grade D

Council Tax

Band A

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.

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)

7 Galland Street
OLDHAM
OL4 3EU

Energy rating

D

Valid until:

15 October 2031

Certificate number:

7092-8069-2022-3091-4093

Property type

Mid-terrace house

Total floor area

83 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		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		