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Heyside, Oldham

£145,000

**BELVOIR!**



## Key Features

- > INVESTORS ONLY
- > SOLD WITH TENANT
- > TWO BEDROOMS
- > FITTED KITCHEN
- > WELL LOCATED
- > Tenure: Freehold
- > EPC rating D



Belvoir Sales & Lettings are pleased to offer For Sale this two bedroom end of terrace house on Heyside, Oldham.

**\*INVESTORS ONLY - SOLD WITH TENANT\***

Located in the Royton area of Oldham, the accommodation on offer briefly comprises; to the ground floor: entrance vestibule, lounge, kitchen diner, rear porch. To the first floor are two bedrooms, and family bathroom with 3 piece suite. The master bedroom features fitted wardrobes and drawers.



The property also has the benefit of double glazing, and gas central heating. Outside, there is on-street parking close the house, and to the rear is a private rear yard.

Close to local transport links and within easy reach of Oldham town centre, this would make a great investment property.

Please note: pictures are from early 2023 before the current tenant moved in

### Accommodation

#### Ground Floor

Lounge (3.99m x 3.25m including Vestibule) - With solid wood front door, fitted door mat, double glazed wooden framed window, electric fireplace, fitted carpets, wall mounted radiator, and ceiling light point

Kitchen Diner (4.87m x 3.25m) - With vinyl flooring, ceiling light point, wall mounted radiator, wooden framed double glazed window, under-stair storage cupboard, wall and base units, stainless steel sink, electric oven, induction hob, stainless steel extractor fan, and plumbing for washing machine.

Rear Porch (1.66m x 1.23m) - With tiled floor, solid wood back door, and wooden framed frosted windows to both sides.





## First Floor

Bedroom One (3.95m x 3.80m) - With fitted carpets, ceiling light point, wooden framed double glazed window, wall mounted radiator, and fitted wardrobes and drawers.

Bathroom w.c. (1.72m x 1.64m) -With tile effect vinyl flooring, full wall tile, ceiling light point, double glazed window, and 3 piece suite of WC, basin, and bath with shower.

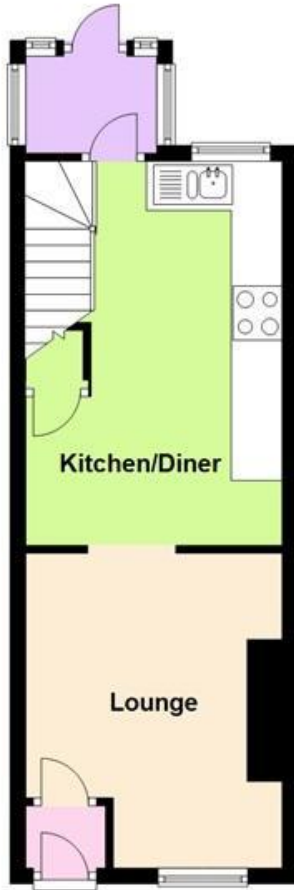
Bedroom Two (4.00m x 2.08m) - With ceiling light point, wall mounted radiator, fitted carpets, and double glazed window.



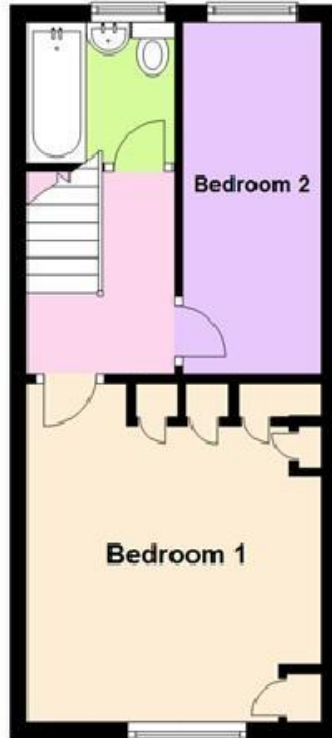
*Please Note: We have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify they are in working order or fit for their purpose. Furthermore, solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they would take such measurements themselves.*



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Contact us today to arrange a viewing...

# BELVOIR!

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