

**FOR SALE**

**220 Horsedge Street, Oldham, Greater Manchester, OL1 3DP**

**Two Bedroom Mid-Terrace Investment Property**

**OFFERS OVER £120,000**

## Description

A two bedroom mid terrace property located within this popular well established residential area. The property has gas central heating, double glazed windows and is currently let subject to an AST which produces £6,000 per annum which would be of interest to buy to let investors.

Externally the property has a good size enclosed rear yard / garden.

### Accommodation:

Approx. GIA Total Floor Area 700 sq. ft. (65 sq. m)

**Ground Floor:** Lounge, kitchen/dining Room  
**First Floor:** Bedroom one, bedroom two, bathroom

### Tenancy Details:

This property is an ideal investment opportunity and comes complete with a sitting tenant. The tenant is paying £500 pcm.



**Prospect House | Featherstall Road South | Oldham | Greater Manchester | OL9 6HT  
0161 830 8833 | kamran-ul@portfoliuk.com | www.portfoliuk.com**



# Further Information

## Location

The property is located on Horsedge Street towards the junction with Henshaw Street less than a mile north of Oldham town centre. Manchester city centre is 9 miles away and J20 of the M62 is 4 miles away.

## Tenure

Freehold.

## Sale Price

We are seeking offers in excess of **£120,000**

## VAT

If applicable it will be at the prevailing rate.

## Council Tax

The property is rated within council tax band A.

## Legal Costs

Each party are to be responsible for their own legal costs.

## Services

All mains services available to the property.  
Electricity, gas, water and drainage.

## Estates Charge

N/A

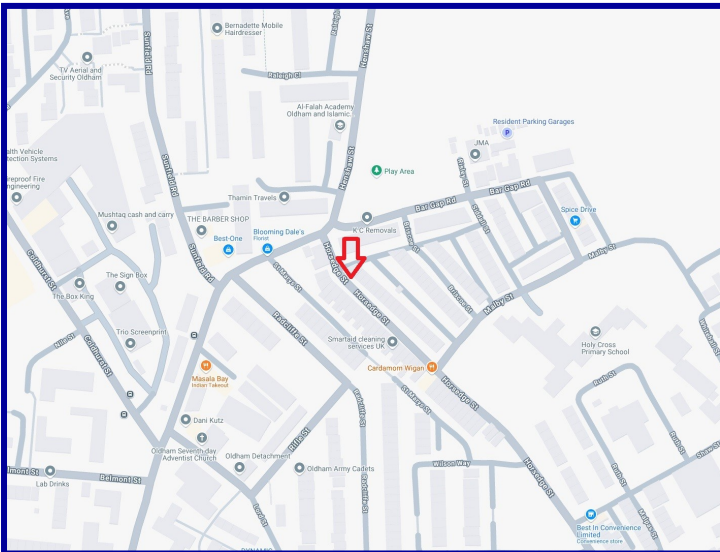
## EPC: D-59

## Viewing

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## AML

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



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