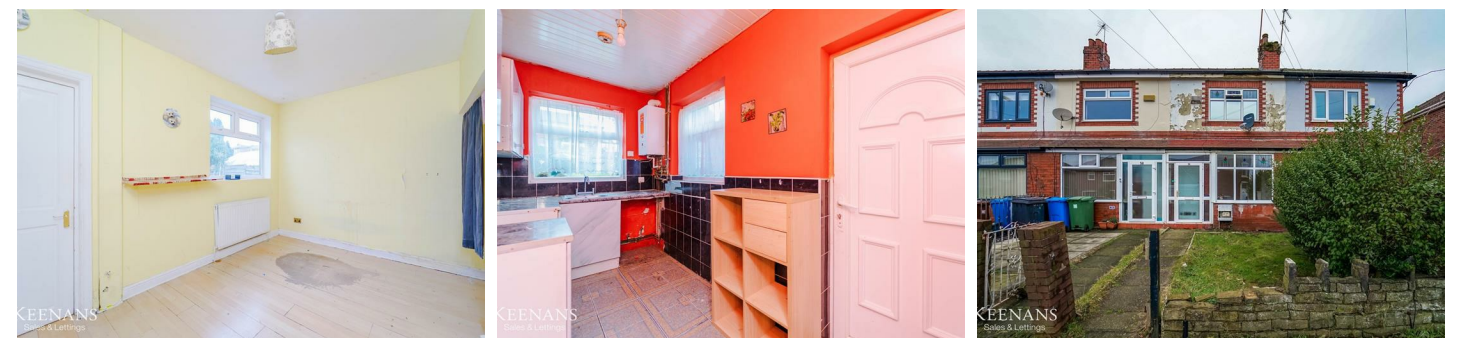
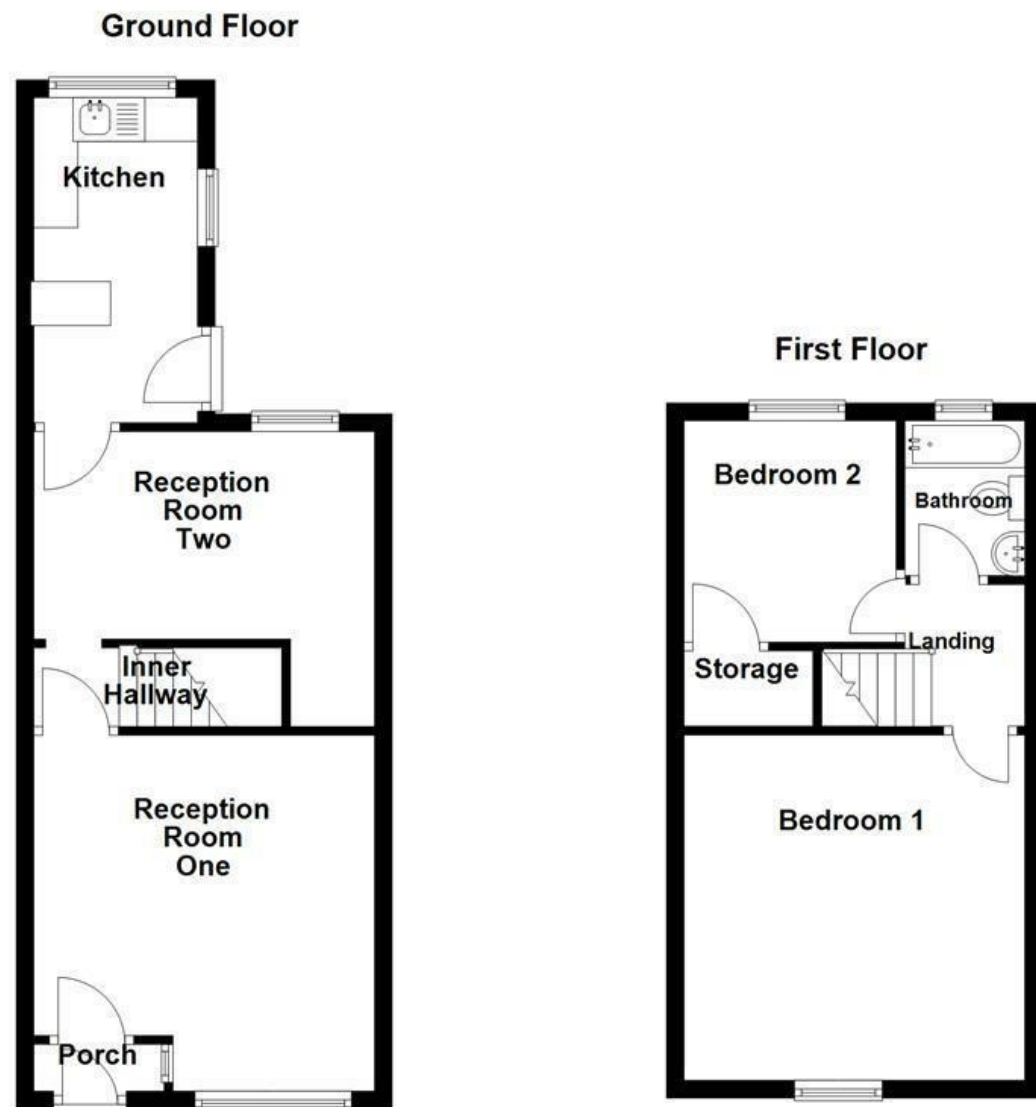




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Hadfield Street, Oldham, OL8 3BU

£140,000

THE PERFECT INVESTMENT OPPORTUNITY

Offering spacious rooms, fantastic gardens and no chain delay, this enviable two bedroom mid terraced property is being proudly welcomed to the market in the desirable location of Oldham. A complete blank canvas, this property is bursting with potential for any small family or couple to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Rochdale and major motorway links.

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room leads on to an inner hallway which provides access on to a second reception room. The second reception room guides you through to a kitchen and houses a staircase to the first floor. The first floor comprises of doors on to two bedrooms and bathroom. Externally there is an enclosed garden to the rear with laid to lawn and paved areas. To the front there is a laid to lawn garden with paved areas.

For further information or to arrange a viewing please contact our Rochdale branch at your earliest convenience.

Hadfield Street, Oldham, OL8 3BU

£140,000

 2  1  2  D

- Tenure Leasehold
 - On Street Parking
 - Bursting With Potential
 - Easy Access To Major Network Links
- Council Tax Band A
 - Mid Terraced Property
 - Viewing Essential
- EPC Rating D
 - Ideal Investment Opportunity
 - Close Proximity To Local Amenities

Ground Floor

Entrance

UPVC double glazed frosted door to porch.

Porch

4'10 x 1'9 (1.47m x 0.53m)

UPVC double glazed window, tiled floor and hard wood door to reception room one.

Reception Room One

13'4 x 12'9 (4.06m x 3.89m)

UPVC double glazed window, central heating radiator, picture rail, smoke alarm, gas fire with granite effect hearth and surround, wood effect laminate flooring.

Inner Hall

2'11 x 2'5 (0.89m x 0.74m)

Smoke alarm, wood effect laminate flooring, open access to reception room two and stairs to first floor.

Reception Room Two

12'9 x 11'1 (3.89m x 3.38m)

UPVC double glazed window, central heating radiator, wood effect laminate flooring and door to kitchen.

Kitchen

12'2 x 6' (3.71m x 1.83m)

Two UPVC double glazed windows, central heating radiator, range of marble effect wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, space for oven, fridge freezer and washing machine, picture rail to ceiling, main boiler, tiled floor and UPVC double glazed door to rear.

First Floor

Landing

5'4 x 4'5 (1.63m x 1.35m)

Smoke alarm, doors to two bedrooms and bathroom.

Bedroom One

12'9 x 11'6 (3.89m x 3.51m)

UPVC double glazed window, central heating radiator and picture rail.

Bedroom Two

8'2 x 8'2 (2.49m x 2.49m)

UPVC double glazed window, central heating radiator, picture rail and over stairs storage.

Bathroom

5'6 x 4'4 (1.68m x 1.32m)

UPVC double glazed frosted window, central heating radiator, three piece suite, panel bath with mixer tap and rinse head, dual flush WC, wall mounted wash basin with mixer tap, tiled elevation, PVC to ceiling and wood effect lino flooring.

External

Rear

Laid to lawn garden with paving.

Front

Laid to lawn garden with paving.



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