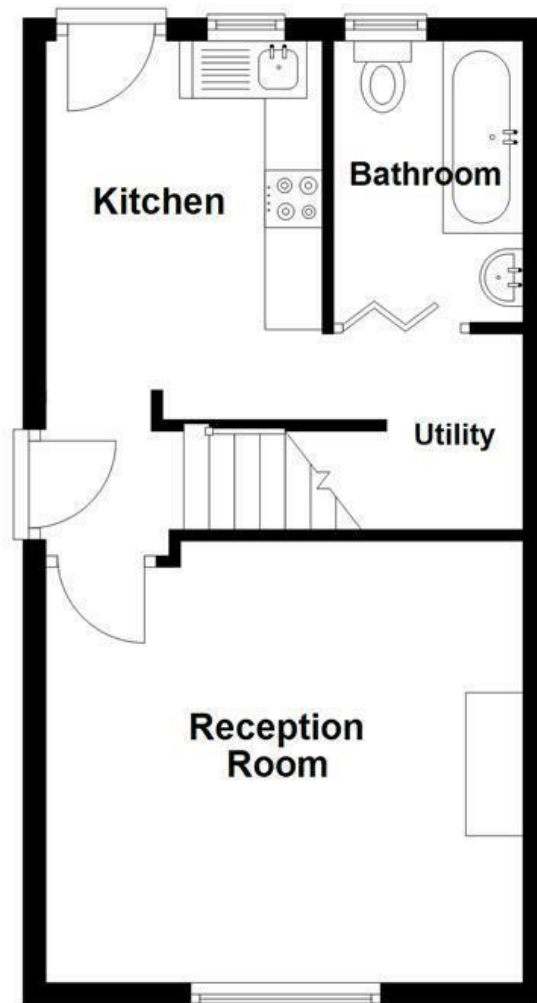
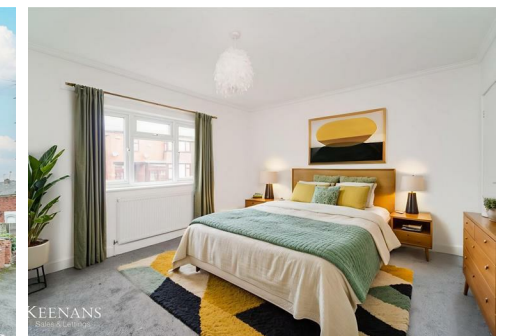
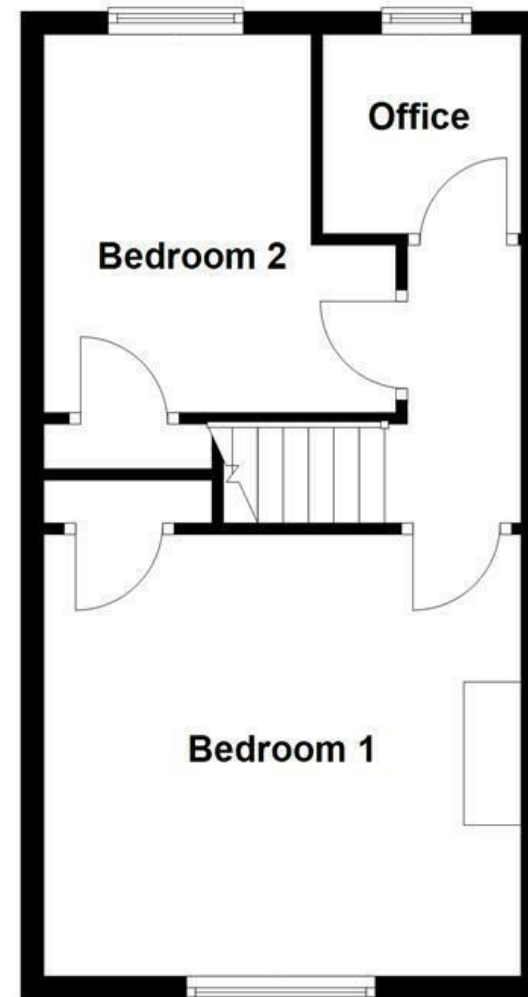


Ground Floor



First Floor



| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>86</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            | <b>70</b> |           |
| (1-20) <b>G</b>                             |           |           |
| 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Paulden Avenue, Oldham, OL4 2JA

### £175,000

#### IDEAL FIRST TIME HOME OR RENTAL INVESTMENT

Situated on the charming Paulden Avenue in Oldham, this delightful house presents an excellent opportunity for both first-time buyers and savvy investors. With two bedrooms and a home office, this property is designed to accommodate a variety of lifestyles, whether you are starting a family or seeking a comfortable space to call your own.

The house features a spacious reception room, perfect for entertaining guests or enjoying quiet evenings in. The neutral decor throughout the property creates a warm and inviting atmosphere, allowing you to easily personalise the space to reflect your own style.

Conveniently located, this home offers easy access to nearby amenities, ensuring that daily necessities are just a stone's throw away. Additionally, the property is well-positioned for commuters, with excellent transport links that make travelling to nearby towns and cities a breeze.

To assist you in visualising the potential of this lovely home, some images have been virtually staged, showcasing how you might transform the space into your dream residence.

This property on Paulden Avenue is not just a house; it is a canvas for your future. Whether you are looking to invest or to settle into your first home, this charming abode is well worth your consideration.

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# Paulden Avenue, Oldham, OL4 2JA

## £175,000

 **2**  **1**  **1**  **C**

- Semi Detached Property
  - Three Piece Bathroom Suite
  - Off Road Parking and Detached Garage
  - EPC Rating C
- Two Bedrooms
  - Bursting with Potential
  - Tenure Leasehold
- Additional Office Room
  - Spacious Rear Garden
  - Council Tax Band B

### Ground Floor

#### Entrance Hall

4'5 x 3'5 (1.35m x 1.04m )

Hardwood front door, wood effect flooring, open to kitchen, door to reception room and stairs to first floor.

#### Reception Room

13'8 x 12'8 (4.17m x 3.86m)

UPVC double glazed window, central heating radiator, coving, meter cupboard, electric fire with wooden surround and mantel.

#### Kitchen

10'10 x 8'3 (3.30m x 2.51m)

UPVC double glazed window, central heating radiator, range of wall and base units with wood effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, wall mounted boiler, meter cupboard, wood effect flooring, open to utility and UPVC double glazed frosted door to rear.

#### Utility

5'7 x 5'5 (1.70m x 1.65m )

Plumbing for washing machine, space for fridge freezer, open to under stairs storage and bi-folding door to bathroom.

#### Bathroom

7'11 x 4'10 (2.41m x 1.47m)

UPVC double glazed frosted window, central heating radiator, dual flush W/C, panel bath with mixer tap and rinse head, pedestal wash basin basin with traditional taps, part PVC panelled elevations and tiled effect flooring.

### First Floor

#### Landing

8'2 x 3'4 (2.49m x 1.02m )

Loft access, doors leading to two bedrooms and office.

#### Bedroom One

13'8 x 12'7 (4.17m x 3.84m)

UPVC double glazed window, central heating radiator and door to over stairs storage.

#### Bedroom Two

10'11 x 7'7 (3.33m x 2.31m )

UPVC double glazed window, central heating radiator, coving and door to over stairs storage.

#### Office

5'9 x 5'8 (1.75m x 1.73m)

UPVC double glazed frosted window.

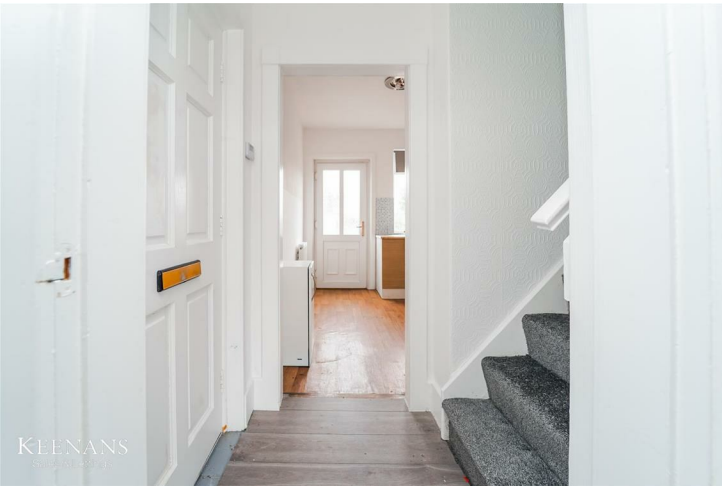
### External

#### Rear

Enclosed tiered garden with laid to lawn, paved patio, bedding areas and access to detached garage.

### Front

Paving, mature shrubbery, tarmac driveway and access to detached garage.



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