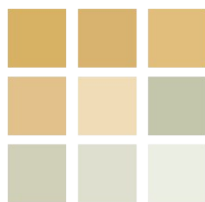




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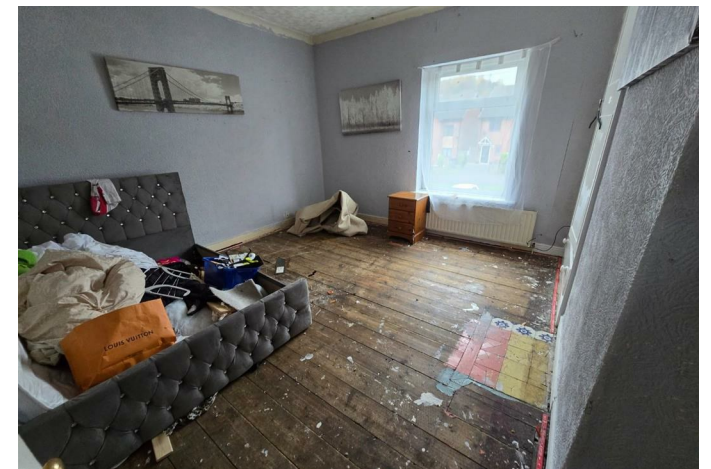
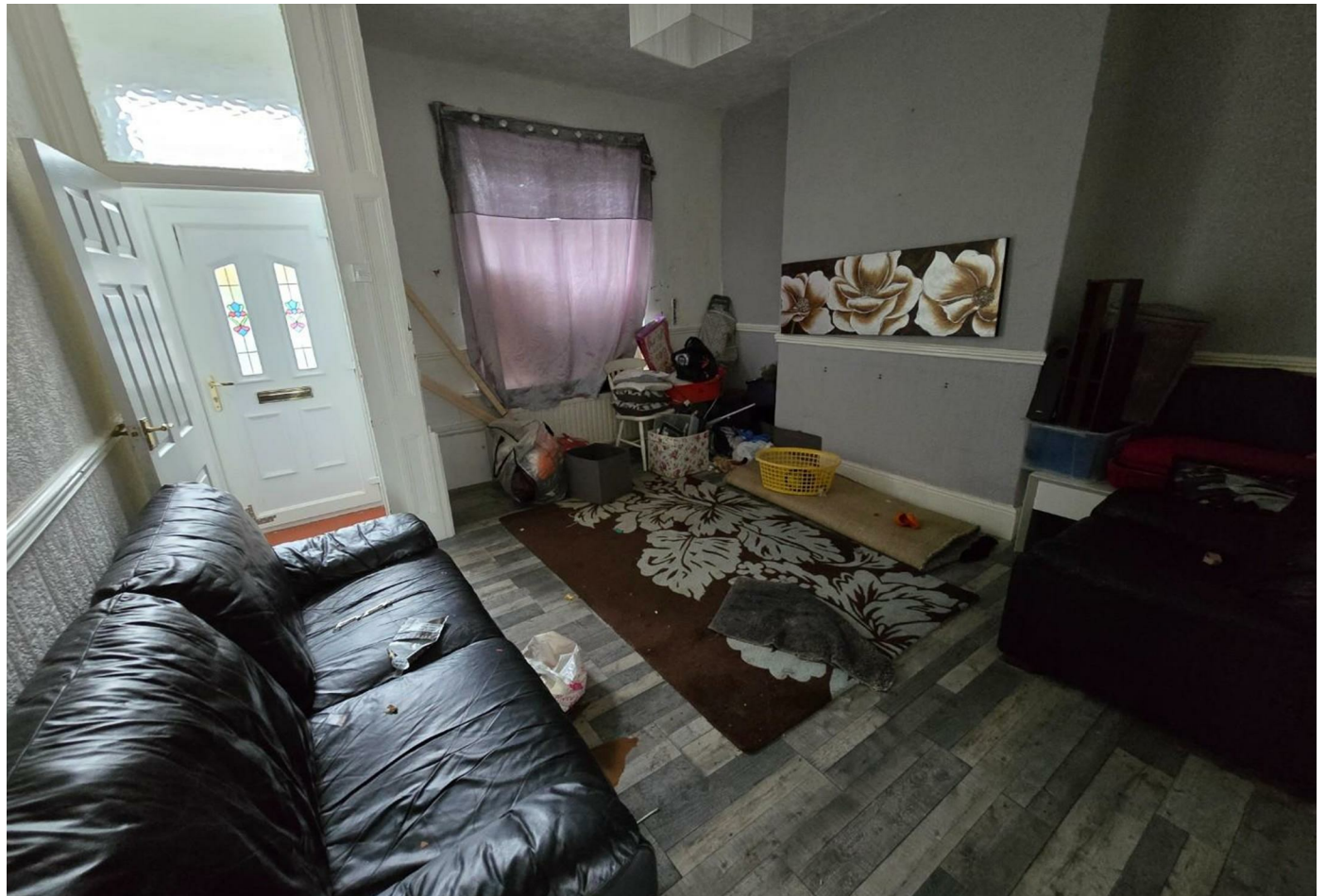
60 MORTIMER STREET
Oldham, OL1 3JB
Auction Guide £60,000

60 MORTIMER STREET

Property at a glance

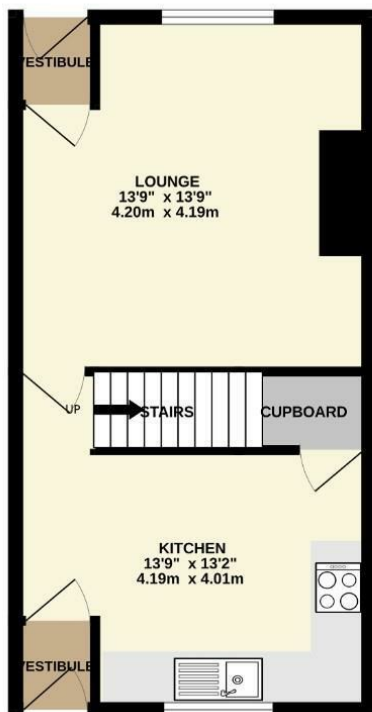
- A TWO BEDROOM TERRACED PROPERTY
- GUIDE PRICE £60,000 - £70,000
- LOCATED CLOSE TO OLDHAM CENTRE
- JUST OFF SHAW ROAD

For sale via Pearson Ferrier Auctions starting Tuesday 9th December, bidding will be on the Pearson Ferrier website and you can register to bid now. A two bedroom terraced property located just off Shaw Road, close to Oldham centre. The property would make an ideal refurbishment project, or buy to let and comprises two bedrooms, bathroom, lounge, kitchen and vestibules to the front and rear. Externally there is a yard area to the rear. Guide Price £60,000 - £70,000. Buyers are advised to check the legal pack before bidding, this will be available on the Pearson Ferrier website via the bidding window on the property when available. Any changes to the details will be updated on the Pearson Ferrier website before the auction.

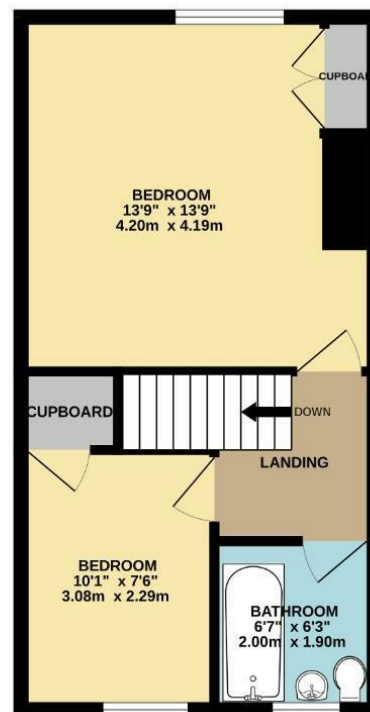




GROUND FLOOR
362 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 725 sq.ft. (67.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.