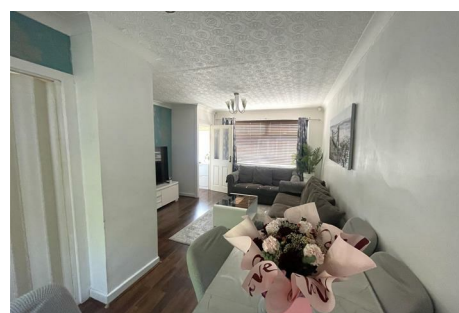
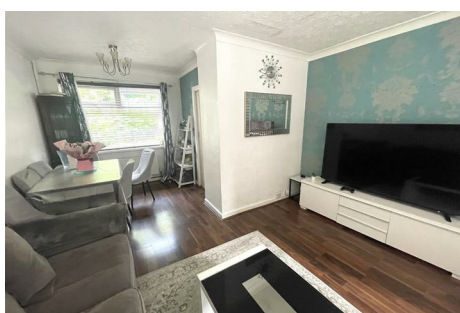




39 Burlington Avenue Coppice, Oldham, OL8 1AP

INVESTMENT OPPORTUNITY Park Lane Estate Agents are proud to offer For Sale this well-presented three-bedroom semi-detached house on Burlington Avenue, an ever-popular residential road in Oldham. The property is **CURRENTLY TENANTED** and is ideal for investors or can be sold as vacant if required. The property is perfectly positioned for access to a wealth of amenities including schools, shops, restaurants and transport links. The property is uPVC double-glazed throughout and warmed by gas central heating. The internal accommodation comprises an entrance hallway, front lounge, kitchen, stairs to first-floor landing, family bathroom, master bedroom, second bedroom and third bedroom. Externally, the property offers a sizeable rear garden and detached garage. Contact us now to arrange your viewing!

Offers In The Region Of £190,000

39 Burlington Avenue

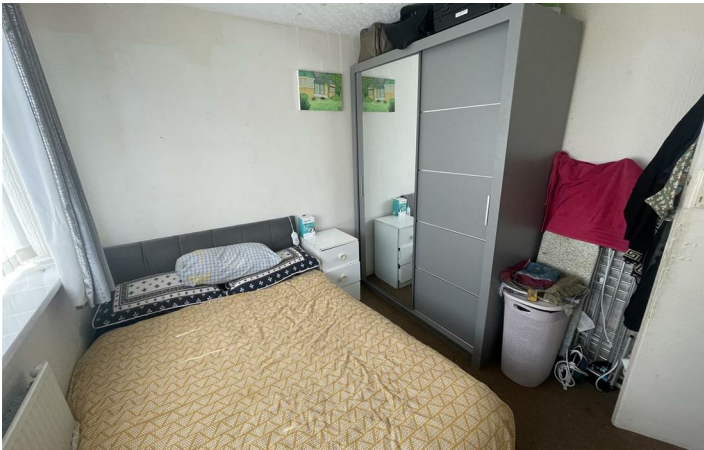
Coppice, Oldham, OL8 1AP



- CURRENTLY TENANTED
- GAS CENTRAL HEATING
- CONTACT US NOW TO ARRANGE YOUR VIEWING
- INVESTMENT OPPORTUNITY OR IDEAL FIRST TIME BUYER HOUSE
- MODERN BATHROOM
- DOUBLE GLAZED THROUGHOUT
- SIZEABLE REAR GARDEN WITH DETACHED GARAGE

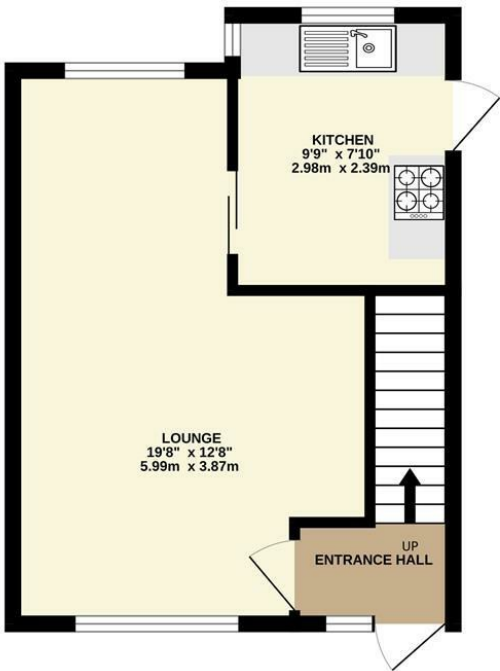


[Directions](#)

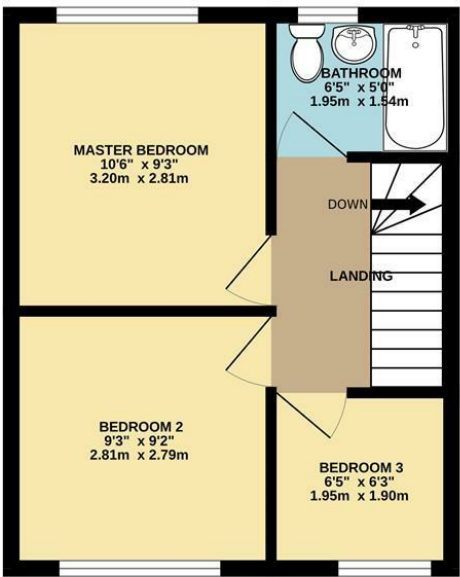


Floor Plan

GROUND FLOOR
323 sq.ft. (30.0 sq.m.) approx.



1ST FLOOR
307 sq.ft. (28.6 sq.m.) approx.



THREE BEDROOM SEMI-DETACHED

TOTAL FLOOR AREA : 630 sq.ft. (58.6 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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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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		Very environmentally friendly - lower CO ₂ emissions	(92 plus) A	
	(81-91) B			(81-91) B	
	(69-80) C			(69-80) C	
	(55-68) D			(55-68) D	
	(39-54) E			(39-54) E	
	(21-38) F			(21-38) F	
	(1-20) G			(1-20) G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		