



**4 Harcourt Street, Oldham, OL1 4DS**  
**Offers in excess of £164,995**

PROPERTY  
PERSPECTIVE



## GROUND FLOOR

### Lounge 10'6" x 14'5" (3.22 x 4.40m)

High quality wood effect laminate flooring with patio doors leading to the rear garden, curtains and blind

### Kitchen/diner 11'7" x 7'5" (3.55 x 2.28m)

High quality vinyl flooring with blind. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob and hood

### WC/cloaks

High quality vinyl flooring with 2 piece bathroom suite in white and radiator

## FIRST FLOOR

### Bedroom 12'5" x 8'9" (3.80 x 2.69m)

Carpet flooring with window to the rear elevation, fitted wardrobes, curtains and blind

### Bedroom 7'7" x 13'5" (2.33 x 4.09m)

Carpet flooring with window to the front elevation, fitted storage, curtains and blind

### Bathroom

High quality vinyl flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen, partially tiled decor and heated towel rail

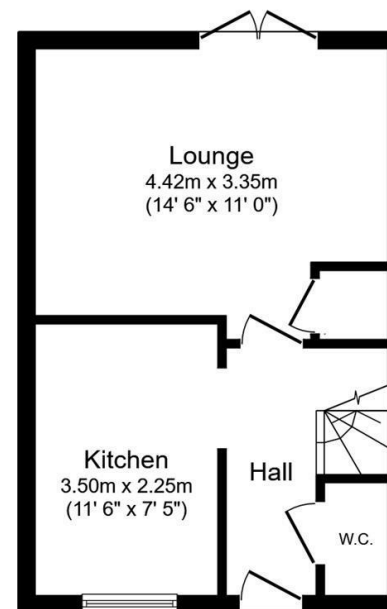
## EXTERNAL

Landscaped, South-facing rear garden enclosed by panel fencing with artificial lawn and patio area. Off-road parking to the side of the property.

Leasehold - 237 years remaining

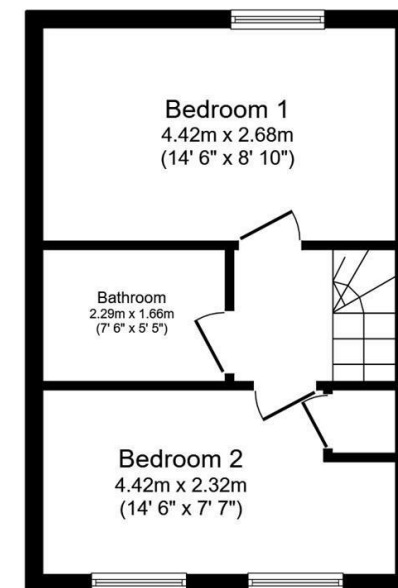
Ground rent - £1pa

Council tax band - B



Ground Floor

Floor area 30.3 sq.m. (326 sq.ft.)



First Floor

Floor area 30.3 sq.m. (326 sq.ft.)

Total floor area: 60.6 sq.m. (653 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)