

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Lyon Street

Shaw, Oldham, OL2 7RU

Offers Over £100,000

**\*\*Cash Buyers Only\*\***



Council Tax:



# Lyon Street

Shaw, Oldham, OL2 7RU

Offers Over £100,000



**\*\*Cash Buyers Only\*\*** Welcome to Lyon Street, Shaw, Oldham - an interesting end terrace house that although require refurbishment offers great potential! This property comprises 1 reception room, with one bedroom and one bathroom, this house offers a great opportunity to create a wonderful home.

Although currently a one-bedroom property, it's worth noting that this house was previously a two-bedroom home, providing flexibility for future renovations. The convenient location near Shaw town centre ensures easy access to local amenities and shops, making daily errands a breeze.

Situated just a short distance from a tram stop, commuting and exploring the surrounding areas couldn't be more convenient. This property is ideal for cash buyers looking to invest in a project with promising returns.

Don't miss out on the chance to transform this property into a beautiful and functional space that suits your lifestyle. Lyon Street is waiting to be revitalised and turned into a wonderful home - could this be the opportunity you've been looking for? EPC Rating E

## Lounge

13'9" x 13'9" (4.2m x 4.2m)

## Kitchen

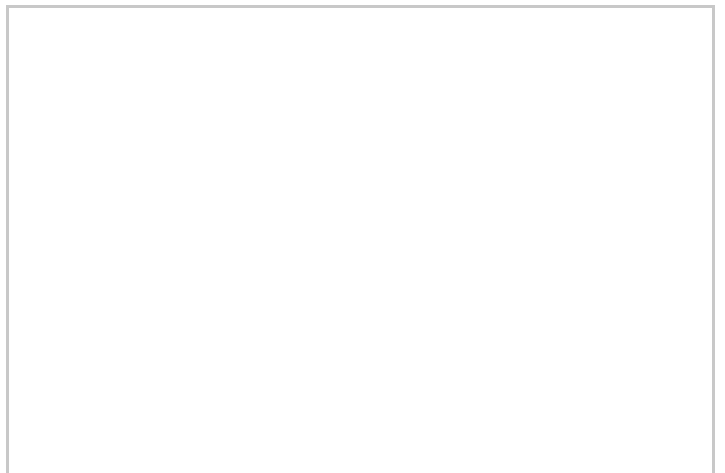
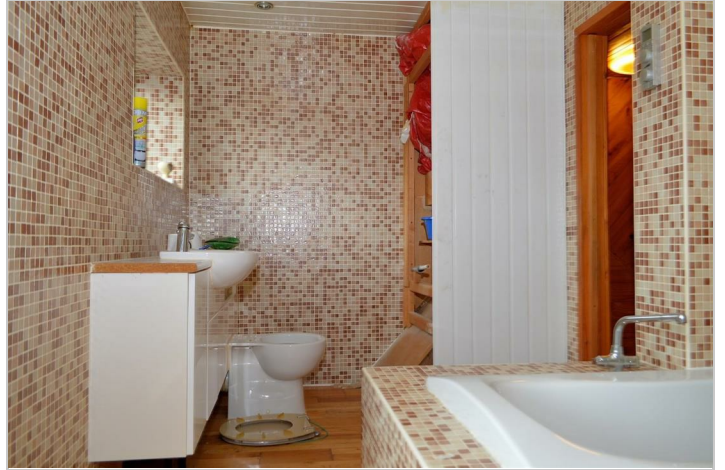
13'9" x 10'9" (4.2m x 3.3m)

## Bedroom

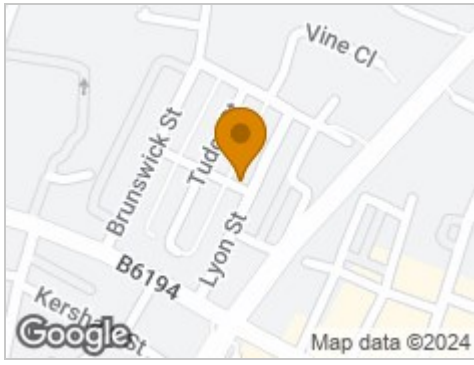
13'9" x 13'9" (4.2m x 4.2m)

## Bathroom

13'9" x 10'5" (max) (4.2m x 3.2m (max))



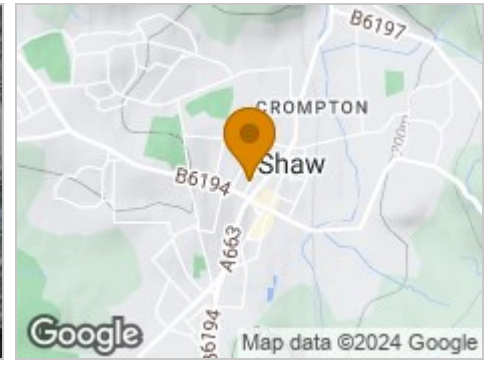
## Road Map



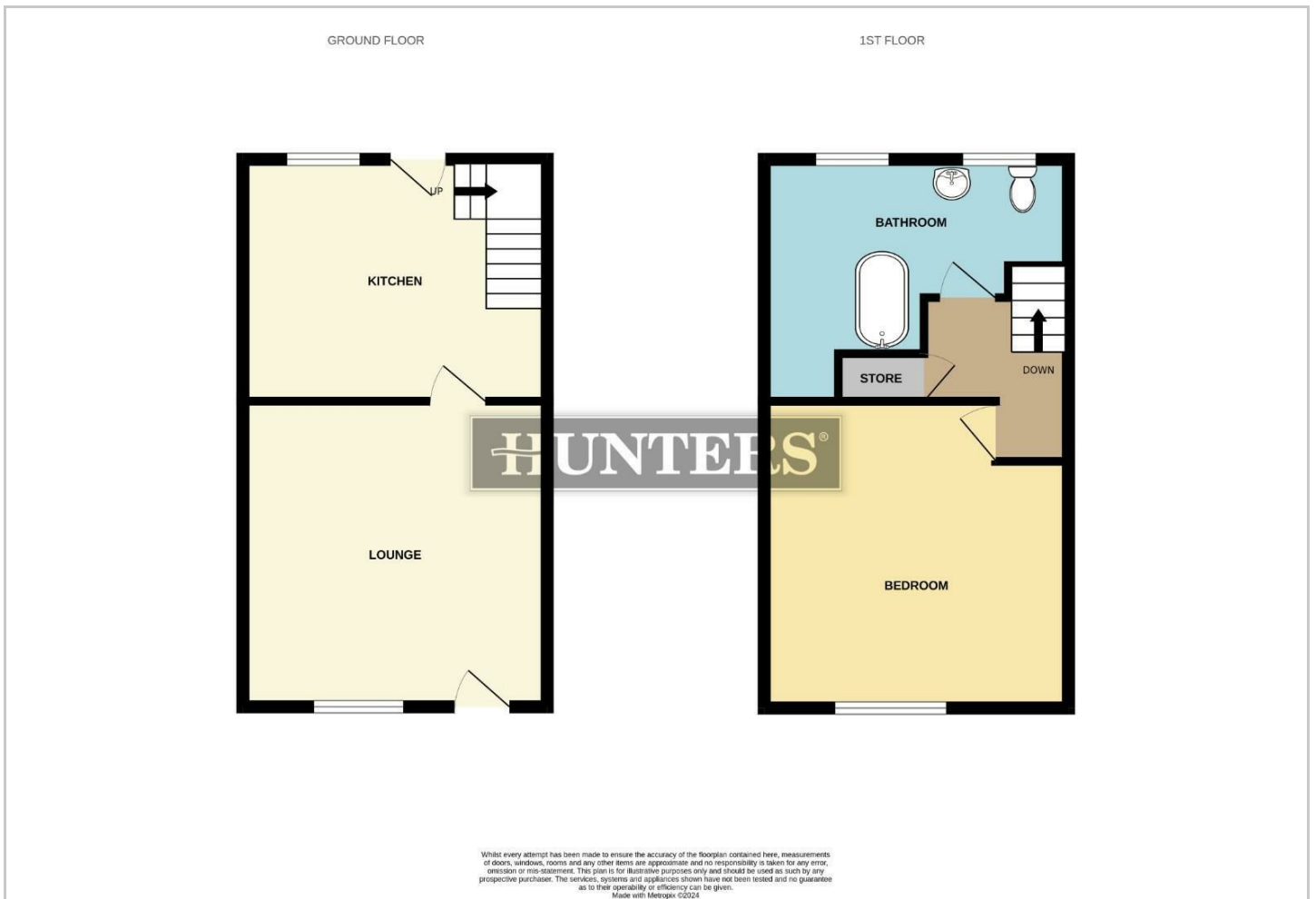
## Hybrid Map



## Terrain Map



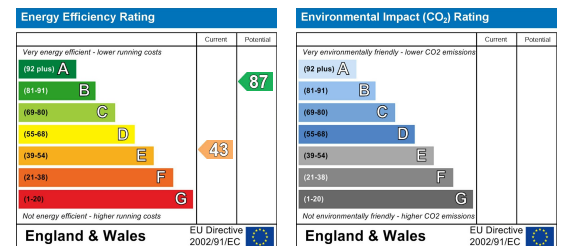
## Floor Plan



## Viewing

Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.