



## Frederick Street

Oldham, OL8 4DH

Price £250,000



- CASH BUYERS ONLY
- REQUIRES FULL RENOVATION
- 3 RECEPTION ROOMS
- EXTRA LAND TO REAR
- EPC RATING E

- LARGE 3 STOREY TERRACE
- 4 BEDROOMS
- REAR GARDEN
- NO CHAIN

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**\*\*CASH BUYERS ONLY\*\*** Requiring full refurbishment but retaining original features this large 3 storey mid terrace property which offers excellent potential for both a family home or investment property. The internal accommodation comprising entrance hallway, 3 reception rooms, kitchen, 4 bedrooms plus loft storage room, bathroom and separate wc. Externally there is a small garden area to the front and enclosed garden to the rear which has potential for off road parking.

**\*\*The property also comes with a separate plot to the rear which has previously had a 3 garages on but is currently over grown (shown on plan in photo gallery). EPC Rating E**

## Entrance Hallway

Stairs leading to first floor landing.

## Lounge

13'1" x 12'1" (4.0m x 3.7m)

## 2nd Lounge

15'1" x 12'1" (4.6m x 3.7m)

## Dining Room

13'5" x 9'10" (4.1m x 3.0m)

## Kitchen

9'10" x 7'6" (3.0m x 2.3m)

## Bedroom 1

18'0" x 12'1" (5.5m x 3.7m)

## Bedroom 2

15'1" x 12'1" (4.6m x 3.7m)

## Bedroom 3

14'1" x 6'6" (4.3m x 2.0m)

## Bathroom

7'2" x 6'6" (2.2m x 2.0m)

## WC

4'3" x 3'3" (1.3m x 1.0m)

## Bedroom 4

17'0" x 9'10" (5.2m x 3.0m)

## Loft Storage Room

11'1" x 8'10" (3.4m x 2.7m)

Potential to create 5th Bedroom if Dorma added  
(Subject to relevant consents and permissions)

## Externally

Spacious garden area to the rear with potential for off road parking.

## Material Information - Oldham

Tenure Type; Leasehold

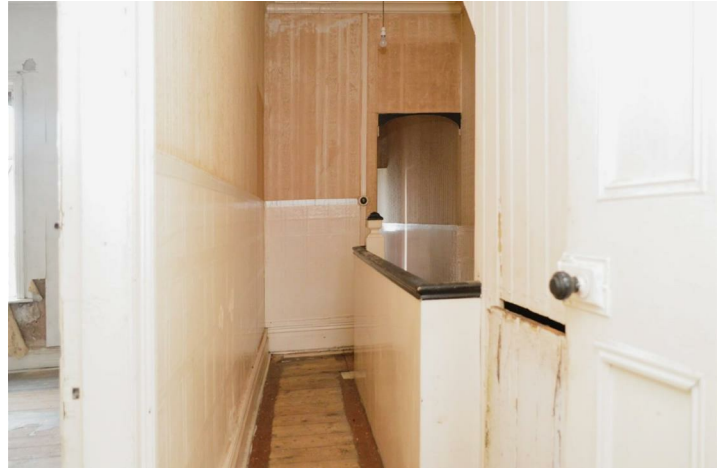
Council Tax Banding; C



Floorplan

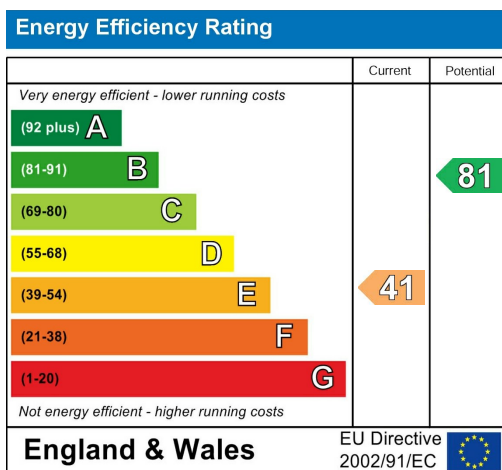








## Energy Efficiency Graph

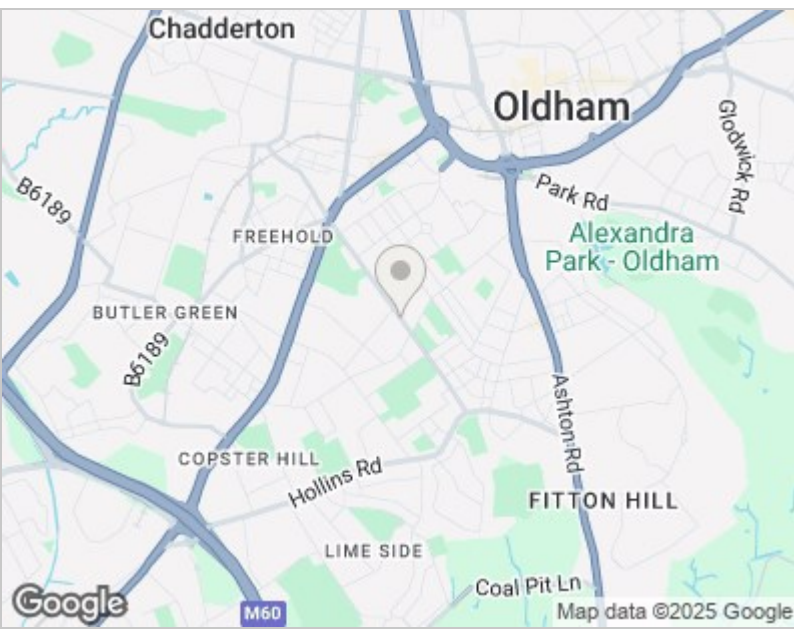


## Viewing

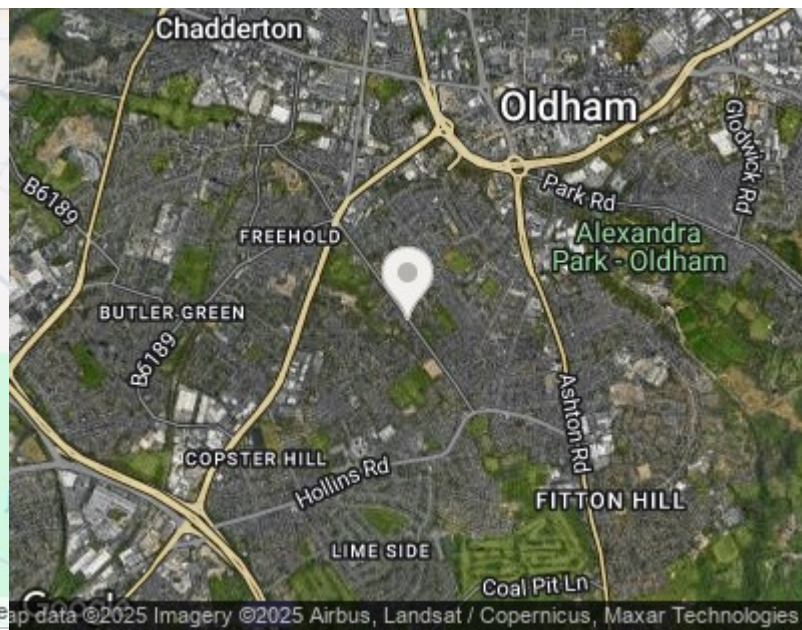
Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map







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.

832 Hollins Road, Oldham, OL8 4SR  
Tel: 0161 669 4833 Email: [oldham@hunters.com](mailto:oldham@hunters.com)  
<https://www.hunters.com>

