



School Road, Oldham, Lancashire OL8 4SL Offers Over £135,000

GREAT POTENTIAL

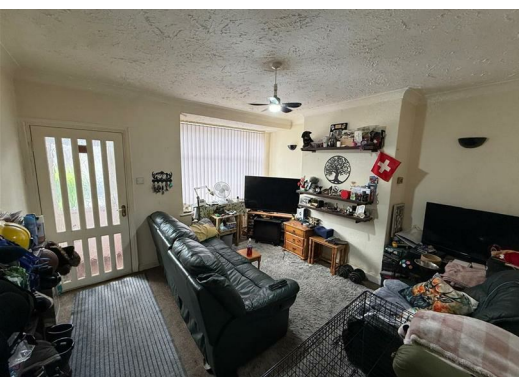
A spacious two double bedroom mid-terrace property offering excellent potential for buyers looking to modernise and add value. Ideally situated close to local schools, shops, amenities, and excellent transport links.

The accommodation briefly comprises an entrance porch, a generous lounge, and a fitted kitchen to the ground floor. To the first floor there are two bedrooms and a three-piece bathroom suite with shower over bath.

Externally, the property benefits from a large enclosed rear yard, a front patio area and on-street parking to the front. Further features include gas central heating and uPVC double glazing throughout.

The property does require refurbishment and cosmetic improvement, making it an ideal opportunity for investors, landlords, or first-time buyers looking for a project. It is currently achieving an annual rental income of approximately £9,000, with potential to increase due to huge demand for houses in the area.

Conveniently located within easy reach of the town centre, bus routes, Metrolink connections, and the M60/M62 motorway network, providing excellent access throughout the Northwest.



Porch
5'2" x 1'11" (1.60, x 0.60m)

Lounge
13'9" x 14'1" (4.20m x 4.30)

Kitchen
13'9" x 9'10" (4.20m x 3.00)

Bedroom
13'9" x 9'6" (4.20m x 2.90m)

Bathroom
5'10" x 6'6" (1.80m x 2.00m)

Bedroom
7'6" x 12'5" (2.30m x 3.80m)

Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline 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. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Tenure: Leasehold

To be confirmed by the Vendor's Solicitors

Possession:

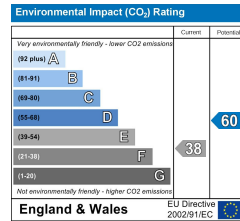
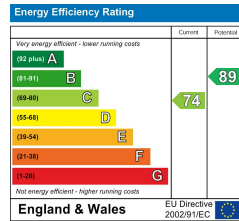
Vacant possession upon completion

Viewing:

Viewing strictly by appointment through Lifestyle Sales and Lettings

Information for Successful buyers

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £65 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.



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