



40 Lyon Street Oldham, OL2 7RU

Charming Two-Bedroom Mid-Terrace Home – Ideal for First-Time Buyers or Investors Nestled in a popular and well-connected residential area, this beautifully presented two-bedroom mid-terrace property offers a perfect blend of comfort, practicality, and potential. With its welcoming layout, private outdoor space, and proximity to excellent local amenities, this home is ideal for those seeking a stylish starter home or a sound investment opportunity. Upon entering the property, you are greeted by a small, inviting entrance hallway that leads into a bright and spacious lounge — a comfortable living space perfect for relaxing or entertaining guests. The room benefits from natural light and offers a warm, homely atmosphere, creating an immediate sense of welcome. Beyond the lounge, you'll find a modern kitchen and dining area, thoughtfully designed to maximise both style and functionality. The kitchen features ample worktop and storage space, with room for dining furniture — ideal for family meals or hosting friends. From here, access leads out to the private rear yard/garden, a low-maintenance outdoor area perfect for enjoying a morning coffee, summer BBQ, or simply relaxing in the fresh air. Upstairs, the property continues to impress with two well-proportioned bedrooms. The main bedroom is a generous double with plenty of space for wardrobes and additional furniture. The second bedroom is a comfortable single, perfect for a child's room, home office, or guest accommodation. Completing the first floor is the family bathroom, fitted with a modern suite and finished in a clean, contemporary style. Situated in a sought-after area of Oldham, this property enjoys excellent access to a range of local amenities. Shops, supermarkets, and schools are all within easy reach, while nearby transport links provide convenient connections to Oldham town centre, Rochdale, and Manchester with the Metrolink just a short walk away. This delightful home combines affordability, practicality, and charm — ready for its next owner to move in and make it their own. Early viewing is highly recommended to appreciate all that this property has to offer.

Spacious Lounge

Private Read Garden

Large spacious master bedroom

Modern fitted kitchen

Off road parking

Modern fitted bathroom

£160,000



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

