



Whetstone Hill Lane, Oldham, OL1 4HS

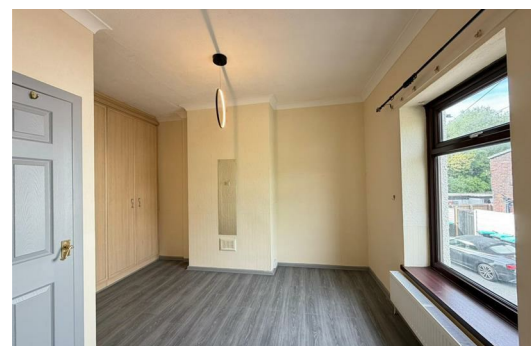
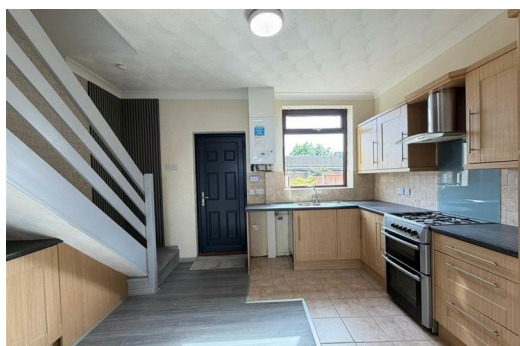
Offers over £134,950

Offered for sale with no vendor chain, this well-positioned two-bedroom mid-terraced property presents an excellent opportunity for first-time buyers, downsizers or investors looking to acquire a property in a convenient and well-connected location. Situated just off Ripponden Road, the property enjoys easy access to a wide range of local amenities, including shops, supermarkets, schools and leisure facilities, whilst Oldham Town Centre is only a short drive away. Excellent transport links are also close at hand, including nearby Metrolink services and regular bus routes, making commuting to surrounding towns and Manchester city centre straightforward.

The accommodation comprises a lounge open plan to a fitted kitchen to the ground floor, providing practical and comfortable living space. To the first floor are two and a family bathroom. The layout offers scope for personalisation and improvement, allowing prospective purchasers to put their own stamp on the property.

Externally, the property benefits from an enclosed rear courtyard, creating an outdoor space ideal for relaxing or enjoying the sunshine during the warmer months.

With its convenient location, no onward chain and excellent potential, this property represents a fantastic opportunity for a variety of buyers and early viewing is highly recommended.



GROUND FLOOR

Entrance Vestibule

2'9" x 3'1" (0.84m x 0.95m)

Door to front, door leading to:

Lounge

12'10" x 13'7" (3.91m x 4.14m)

Double glazed window to front, radiator, open plan to:

Kitchen

10'2" x 13'7" (3.11m x 4.14m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, space for cooker, double glazed window to rear, radiator, stairs leading to first floor, door leading out to rear.

FIRST FLOOR

Landing

Radiator, doors leading to:

Bedroom 1

13'1" x 13'7" (3.98m x 4.14m)

Double glazed window to front, radiator.

Bedroom 2

10'0" x 7'2" (3.04m x 2.18m)

Double glazed window to rear, radiator.

Bathroom

5'6" x 6'1" (1.67m x 1.86m)

Three piece coloured suite comprising, panelled bath, pedestal wash hand basin and low-level WC, part tiled walls, double glazed window to rear, radiator.

OUTSIDE

Enclosed paved courtyard to the rear.

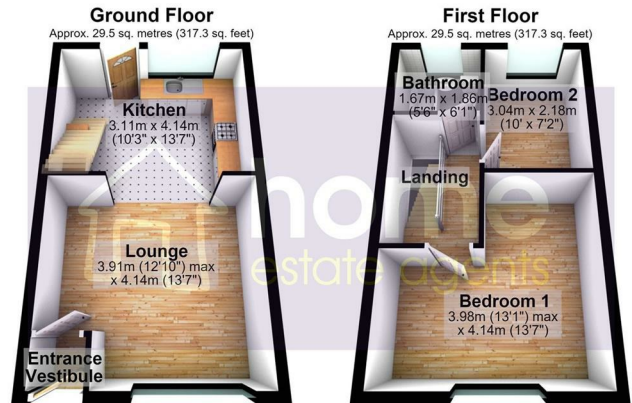
DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/herself of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent

upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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Total area: approx. 59.0 sq. metres (634.7 sq. feet)

