



24 Sycamore Avenue, Chadderton

Start Bids £165,000



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24 Sycamore Avenue, Chadderton

Offered for sale by Modern Method of Auction with a starting bid of £165,000 plus reservation fee, a Three Bedroom, Semi-Detached property having NO CHAIN therefore vacant possession on completion.

🔨 FANTASTIC INVESTMENT OPPORTUNITY – MODERNISATION PROJECT WITH STRONG UPSIDE 🔨 CASH BUYERS / INVESTORS – THIS IS THE ONE YOU’VE BEEN WAITING FOR. 🔨

HIGH-YIELD INVESTMENT OPPORTUNITY | CHADDERTON (OL9) | STRONG RENTAL DEMAND | POTENTIAL TO ADD VALUE

📍 Positioned on the popular Sycamore Avenue in Chadderton, this attractive residential investment opportunity offers excellent potential for rental income, capital growth, and value enhancement in a consistently strong local market.

🏠 This property is ideally suited to buy-to-let investors, portfolio landlords, and developers, benefiting from a high-demand rental location with strong tenant appeal due to its proximity to Oldham, Manchester, and key commuter links.





Internally, the property provides well-proportioned accommodation, offering scope for modernisation, refurbishment, or reconfiguration, allowing investors to increase rental yield and long-term value. Whether you're looking for a ready-to-let asset or a light refurbishment project, this property delivers flexibility and upside potential.

Externally, there is further opportunity to enhance desirability and rental returns through outdoor space improvement or kerb appeal upgrades.

The location is a major selling point, with easy access to:

Local shops and supermarkets.

- Well-regarded schools.
- Public transport links and commuter routes into Manchester.
- Established residential community with consistent tenant demand.

KEY INVESTMENT HIGHLIGHTS:

- Strong buy-to-let opportunity in Chadderton (OL9).
- High tenant demand area.
- Potential to increase rental yield.
- Scope for refurbishment/value-add.
- Excellent commuter location (Manchester access).
- Ideal for landlords and property investors.
- Long-term capital growth potential.

👉 Early Enquiries Recommended:
Opportunities with this level of potential and



location don't stay available for long - act quickly to secure.

Additional Information

TENURE: - Freehold (Solicitor to confirm details).

COUNCIL BAND: A - Please note these are subject to change occasionally, so we advise you make your own checks with the local council prior to completion.

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Auctioneer's Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered

within calculations for stamp duty. Services may be recommended by the Agent/ Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.







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