



## Rochdale Road, Oldham, OL1 2JN Price £150,000

\*\*\*AN EXCELLENT OPPORTUNITY FOR FIRST TIME BUYERS OR INVESTORS\*\*\*

A Two-Bedroom, End Terrace Property in the Coldhurst/Royton area of Oldham which would make an excellent Investment or First Time Buyer Opportunity!

This two-bedroom end-terrace home is situated in an excellent location, across from The Royal Oldham Hospital and within walking distance to Oldham Town Centre and its excellent range of shops, amenities, bars, cafes, restaurants, and the Metrolink into the centre of Manchester.

The property is situated just approximately one mile from Oldham town centre and approximately five miles from Rochdale town centre, whilst Manchester city centre is approximately eight miles away for commuters. Benefiting from public transport links to Oldham, Rochdale and Manchester, this property offers enormous potential for those looking to modernise and add value.

Internally, the accommodation comprises: hallway, lounge, kitchen/Diner, two good-sized bedrooms, and a three-piece bathroom suite with a shower over the bath and a heated towel rail. The property benefits from gas central heating and pvc double glazing.



**Lounge**  
14'1" x 10'9" (4.30m x 3.30m)

**Kitchen/Diner**  
14'1" x 8'6" (4.30m x 2.60m)

**Bedroom 1**  
14'1" x 10'9" (4.30m x 3.30m)

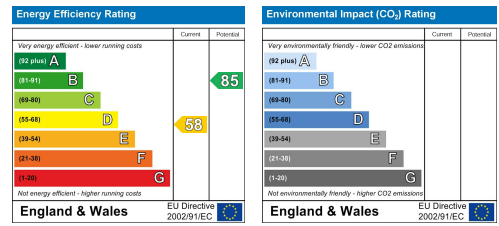
**Bedroom 2**  
8'2" x 11'5" (2.50m x 3.50m)

**Bathroom**  
5'6" x 4'11" (1.70 x 1.50m)

**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.

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.



Tenure - Leasehold

To be confirmed by the Vendor's Solicitors

Possession:

Vacant possession upon completion

Viewing:

Viewing strictly by appointment through Lifestyle Sales and Letting

**Important Information For Successful Buyers:**



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