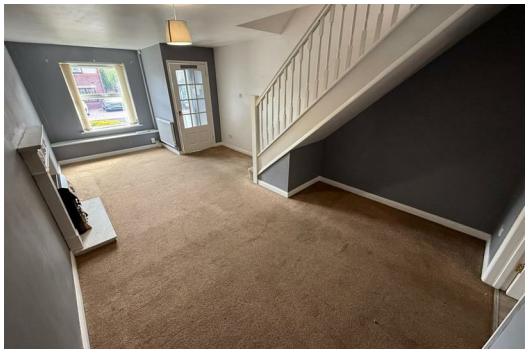








April Close, Oldham, OL8 2XQ
Offers Over £150,000

A well-presented, two-bedroom home situated in the Alexandra area of Oldham on a popular development location, offering comfortable accommodation ideal for first-time buyers, small families, or investors alike.

Upon entering, you are welcomed by a spacious open plan lounge/diner filled with natural light and providing the perfect space for relaxing or entertaining guests. The property also offers a fitted kitchen and a practical layout designed to maximise both space and functionality.

To the first floor there are two generously sized bedrooms along with a well-appointed bathroom suite, providing comfortable living accommodation throughout.

Externally, the property benefits from a paved driveway to the side of the properties, while to the rear there is an attractive paved area and raised garden ideal for outdoor seating and entertaining.

April close is conveniently located just off Titchfield Road, providing easy access to Oldham and Ashton town centres, local shops, schools, and transport links. Oldham town centre is approximately a 10 minute drive away, while the popular Alexandra Park is nearby.

Early viewing is highly recommended to fully appreciate the accommodation and location on offer.

Porch
3'7" x 4'7" (1.10m x 1.40m)

Lounge
11'1" x 22'3" (3.40m x 6.80m)

Kitchen
11'1" x 11'1" (3.40m x 3.40m)

Bedroom
11'1" x 9'10" (3.40 x 3.00)

Bedroom
11'1" x 11'1" (3.40m x 3.40m)

Bathroom
4'11" x 7'10" (1.50m x 2.40m)

Cupboard
2'7" x 2'7" (0.80m x 0.80m)

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 - Freehold

To be confirmed by the Vendor's Solicitors

Possession:

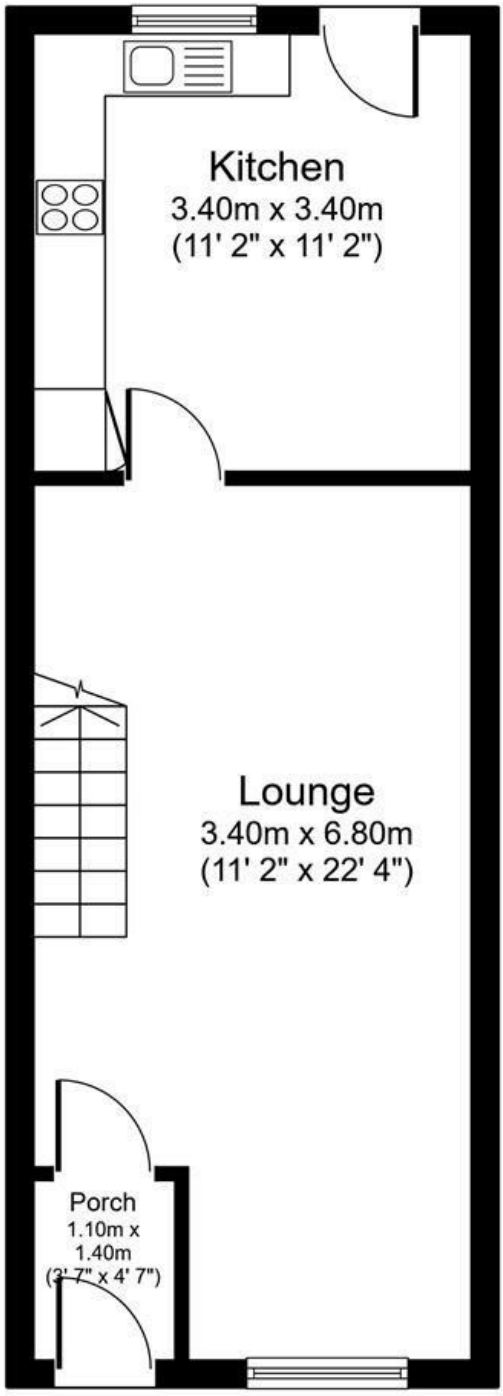
Vacant possession upon completion

Viewing:

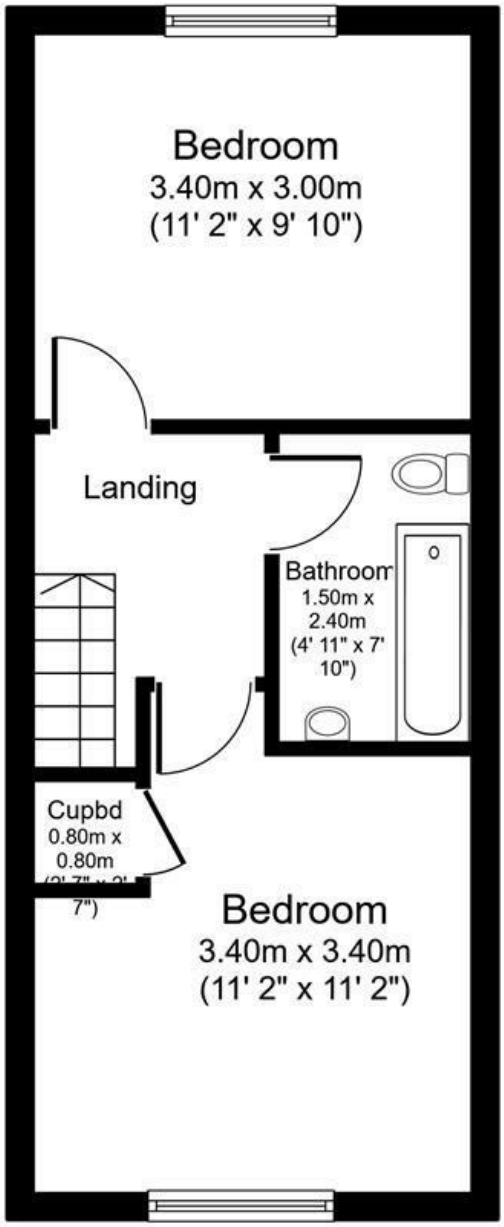
Viewing strictly by appointment through Lifestyle Sales and Letting

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.

Total floor area 65.6 sq.m. (706 sq.ft.) approx

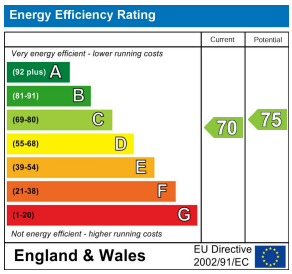


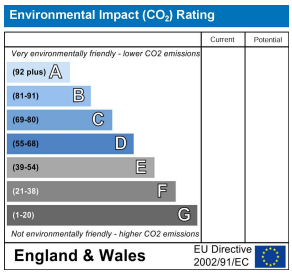
Ground Floor



First Floor

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