



Balfour Street, Oldham, Lancashire OL4 1NS
Offers Over £100,000

Excellent First-Time Buyer or Investment Opportunity

This two-bedroom mid-terrace property is situated in a popular residential area of Oldham and offers excellent potential for first-time buyers or investors.

The accommodation comprises a spacious lounge, a fitted kitchen, two double bedrooms, and a three-piece family bathroom. The property benefits from gas central heating, uPVC double glazing (where specified), neutral decor, and neutral carpets throughout.

Externally, there is an enclosed rear yard and on-street parking to the front.

While the property would benefit from some modernisation, it presents an excellent opportunity to add value. Subject to refurbishment to a good standard and local market conditions, it could potentially achieve a rental income of approximately £10,800 per annum.

Early viewing is highly recommended to fully appreciate the potential this property has to offer.

Lounge

13'5" x 11'9" (4.10m x 3.60m)

Kitchen/ Dining Room

13'5" x 12'1" (4.10m x 3.70m)

Bedroom

13'5" x 11'9" (4.10m x 3.60m)

Bedroom

8'2" x 9'2" (2.50m x 2.80m)

Bathroom

4'11" x 12'1" (1.50m x 3.70m)

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:

Leasehold - To be confirmed by the Vendor's Solicitors

Possession:

Vacant possession upon completion

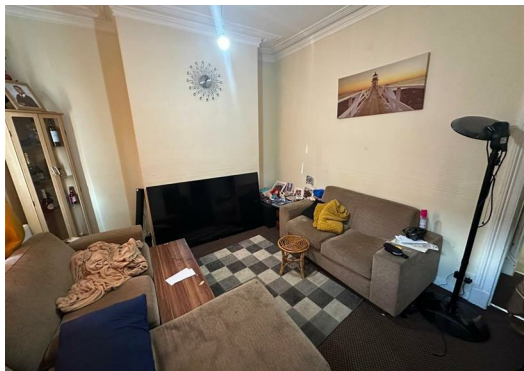
Viewing:

Viewing strictly by appointment through Lifestyle Sales and Letting

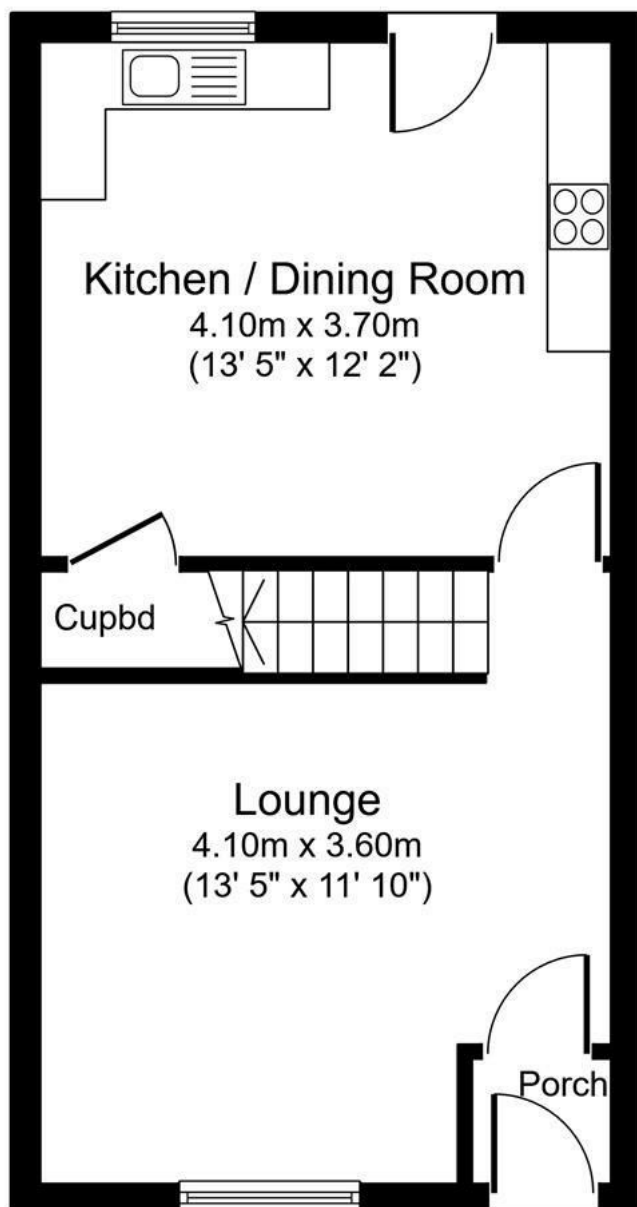
Important Information For Successful Buyers:



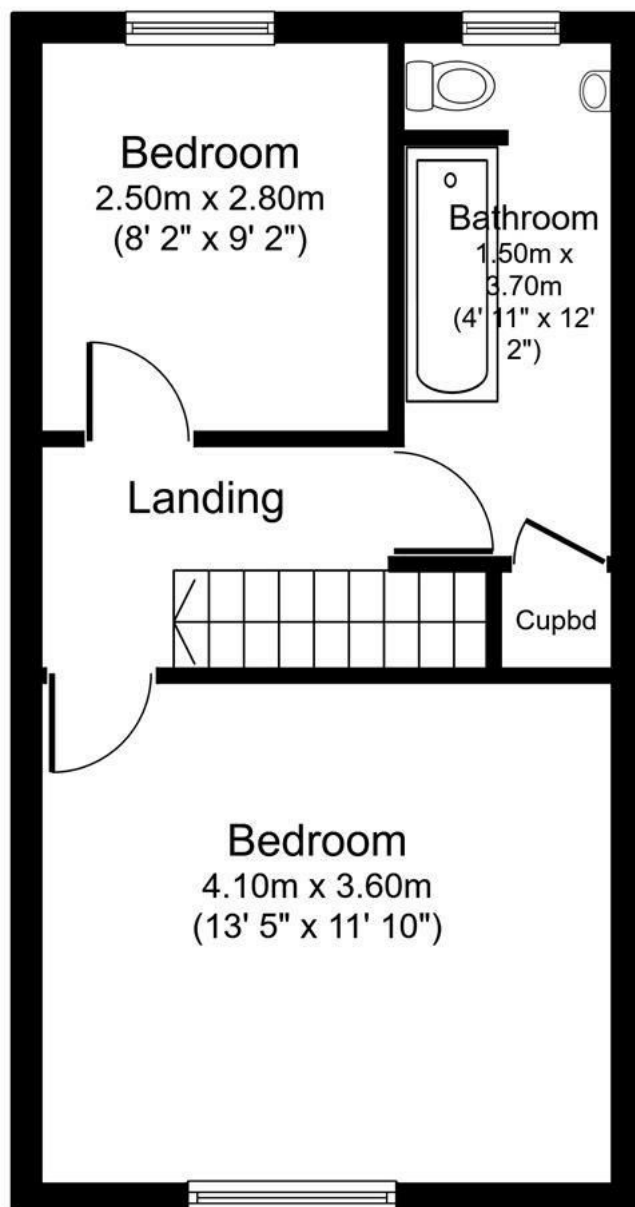
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have 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 67.2 sq.m. (724 sq.ft.) approx

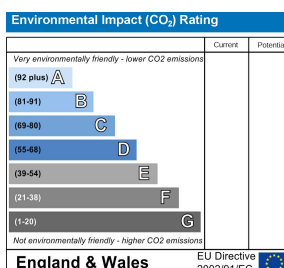
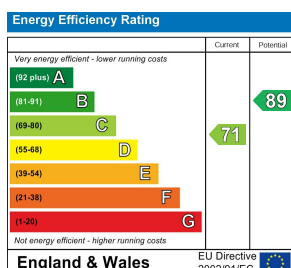


Ground Floor



First Floor

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