



2 Platt Street, Oldham, OL4 5TE

£160,000

Located on Platt Street in Springhead, this two bedroom end terrace is a great option for first time buyers or investors looking for something that's ready to go without needing a long list of jobs doing. The current owners have clearly taken care of the property, with improvements including new windows, a new boiler, and a recently refitted bathroom within the last couple of years – so a lot of the big jobs have already been taken care of for you.

Step through the front door into an entrance vestibule, which then leads into the lounge. Positioned at the front of the home, this is a bright and comfortable space, finished in calming neutral tones that make it easy to put your own stamp on. It's the kind of room you can settle straight into.

To the rear, the kitchen has a real cottage feel, with soft green units and oak block-style worktops giving it a bit of character. There's a nice balance here between style and practicality, with enough space for day-to-day cooking while still feeling homely and inviting.

Upstairs, the main bedroom is a really good size, easily accommodating larger furniture, while the second bedroom works well as a guest room, nursery, or home office depending on your needs. The bathroom has been recently updated and has been cleverly designed to make the most of the space, giving it a fresh, modern feel.

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Entrance Vestibule

Door to:

Lounge

13'11" x 13'5" (4.24m x 4.09m)

Feature fireplace. Window to front elevation. Ceiling light. Radiator. Door to:

Kitchen

9'1" x 10'0" (2.77m x 3.05m)

Fitted with the matching range of base and eye level units with coordinating worktops over. Built an electric oven with four ring induction hob and extractor hood over. Inset ceramic sink with mixer tap over. Downlights to ceiling. Plumbed for automatic washing machine. Access to under stairs storage cupboard. Door to rear yard. Window to rear elevation. Stairs to first floor.

Stairs and Landing

Window to side elevation. Doors to Bedrooms and Bathroom.

Bedroom One

13'7" x 13'6" (4.14m x 4.11m)

Downlights to ceiling. Double glazed window to front elevation. Double radiator.

Bedroom Two

9'5" x 5'3" (2.87m x 1.60m)

Window to rear elevation. Radiator. Ceiling light.

Bathroom

Recently re-fitted bathroom suite comprising of panelled bath with glass shower screen and mains fed shower over, hidden cistern WC, and

vanity unit with wash hand basin inset. Downlights to ceiling. Window to rear elevation. Access to storage cupboard. Radiator.

Outside and Gardens

Enclosed yard to rear.

Additional Information

Tenure: Freehold

EPC Rating: D

Council Tax Band: A





Ground Floor

Approx. 29.0 sq. metres (312.7 sq. feet)



First Floor

Approx. 28.9 sq. metres (310.7 sq. feet)



Total area: approx. 57.9 sq. metres (623.4 sq. feet)

Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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