



## 2 Siddall Street Oldham, OL2 8AW

This spacious two-bedroom home is now available. A charming stone-built terraced house with a unique layout, ideally situated on a cobbled cul-de-sac in Shaw. Upon entering the property, you are welcomed by a vestibule leading into a spacious living area, complete with an open-plan staircase. The kitchen diner is generously sized, featuring dual windows at either end that flood the space with natural light, making it ideal for family living complemented by a substantial cellar, conveniently accessed through an integrated floor lift hatch. To the first floor, there is a very generously sized master bedroom, a further double bedroom, and a well-proportioned family bathroom and good size loft for storage. While the property would benefit from modernisation and updating throughout, it presents a fantastic opportunity for buyers to create a home tailored to their own taste and style. Externally, the property benefits from a private rear garden with a right of way for neighbours. There is also ample off-street parking available nearby. The property is situated in the highly sought-after town of Shaw and is close to the Metrolink, providing access to Manchester city centre and Rochdale

**Stone built mid terrace**

**Cul de sac position on cobbled street**

**close to excellent amenities and transport links of shaw centre**

**Large spacious dining kitchen**

**Good size master bedroom**

**Spacious Living Room**

**£169,950**

# 2 Siddall Street Oldham, OL2 8AW

£169,950

## Living Room 15' 9" x 16' 5" (4.8m x 5.01m)

living room with open plan stairs

## Kitchen/Diner 12' 0" x 16' 5" (3.66m x 5.01m)

kitchen diner

## Bedroom 1 14' 2" x 12' 10" (4.32m x 3.92m)

master bedroom

## Bedroom 2 11' 9" x 8' 10" (3.58m x 2.69m)

double bedroom

## Family Bathroom 7' 6" x 7' 3" (2.28m x 2.2m)



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

