







Derwent Walk, Oldham, OL4 2DJ
Offers Over £120,000

IN NEED OF MODERNISATION & AN EXCELLENT OPPORTUNITY

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

This two-bedroom end-terrace home is situated in a convenient location, within walking distance of 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 1.6 miles from Oldham town centre and approximately 8 miles from Rochdale town centre, whilst Manchester city centre is approximately 10 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, spacious lounge, kitchen and dining room, two good-sized bedrooms, and a three-piece bathroom suite with a shower over the bath and a heated towel rail.

Externally, the property features a small raised garden area to the front, while to the rear, there is an enclosed paved yard offering private outdoor space. The property benefits from gas central heating and pvc double glazing.

Requiring modernisation throughout, this property presents a fantastic opportunity to create a beautiful home or a lucrative rental investment.

Lifestyle Sales and Lettings urge interested parties to arrange an internal inspection as soon as possible to avoid disappointment!

Kitchen/Diner
12'5" x 8'6" (3.80 x 2.60)

Utility Room
5'10" x 8'6" (1.80 x 2.60)

Lounge
15'5" x 10'9" (4.70 x 3.30)

Bedroom 1
15'8" x 9'2" (4.80 x 2.80)

Bedroom 2
11'9" x 10'5" (3.60 x 3.20)

Bathroom
6'10" x 5'6" (2.10 x 1.70)

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:

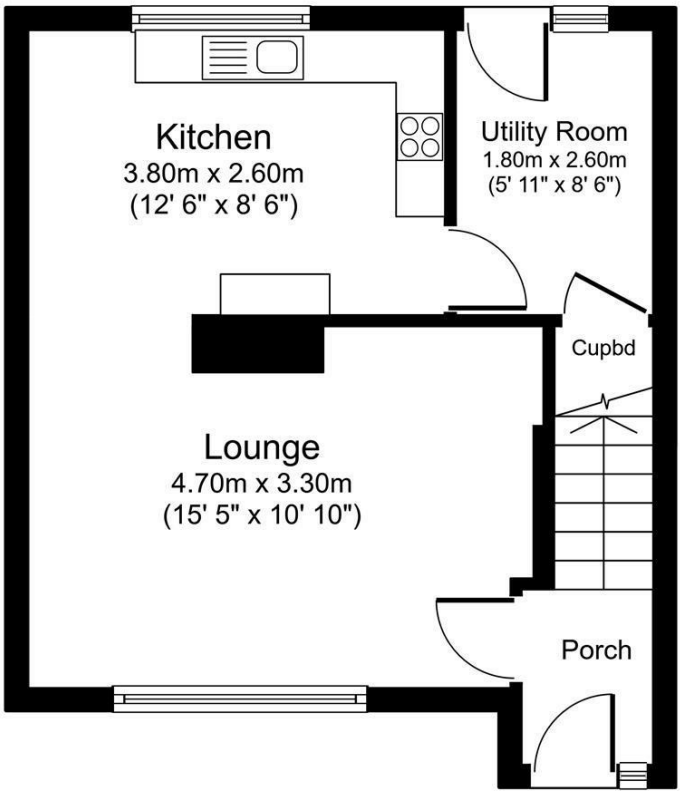
Vacant possession upon completion

Viewing:

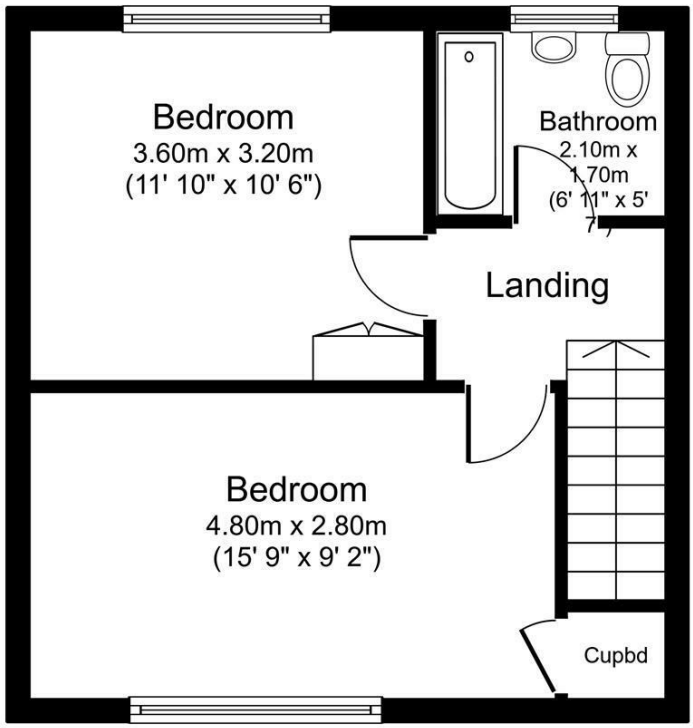
Viewing strictly by appointment through Lifestyle Sales and Letting

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 70.3 sq.m. (756 sq.ft.) approx

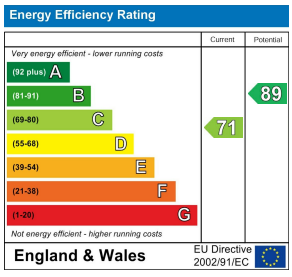


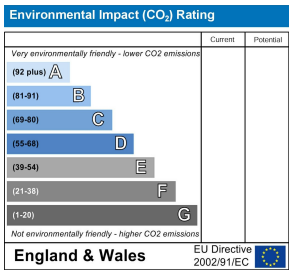
Ground Floor



First Floor

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SAFE AGENT Reg. Nº S3691

UK ALA

NLA NATIONAL LANDLORDS ASSOCIATION

RLA RESIDENTIAL LANDLORDS ASSOCIATION

DPS The Deposit Protection Service

Head Office: 121 Whalley Road Ramsbottom, BL0 0DG
Telephone: 01706 823131 **Email:** info@lifestylesalesandlettings.co.uk **Website:** www.lifestylesalesandlettings.co.uk