



3 Harry Street Oldham, OL2 5AP

Spacious Two-Bedroom Terrace with Excellent Potential This generously proportioned two-bedroom garden-fronted terrace is ideally positioned within easy reach of Royton Centre's shops, bars, and restaurants, as well as excellent motorway links. The ground floor features a bright and spacious lounge, leading through to a well-sized dining kitchen. Upstairs, you'll find two comfortable bedrooms and a fitted bathroom. To the rear, the enclosed yard benefits from two brick-built sheds – one still housing the original outside W/C, offering potential to convert into a useful utility space. While some cosmetic updating would enhance the property, it presents a fantastic opportunity for first-time buyers or investors looking to add value. Early viewing is highly recommended to appreciate the space and possibilities on offer.

No Chain

Garden front

Fitted bathroom

Private rear yard

Large lounge

2 bedrooms

Brick sheds

Quiet location

£145,000

Lounge 13' 11" x 13' 7" (4.24m x 4.13m)

Lounge with entrance vestibule and inset fire.

Kitchen/Diner 10' 1" x 10' 10" (3.07m x 3.29m)

Fitted kitchen with base and wall cabinets and contrasting worktops. Integrated oven, hob and stainless steel sink. Plumbed for automatic washing machine and space for a fridge freezer. Door to rear yard. Stairs to first floor. Under stairs cupboard.

Bedroom 1 14' 3" x 13' 7" (4.34m x 4.15m)

Large bedroom to the front elevation.

Bedroom 2

Bedroom to the rear elevation.

Bathroom 6' 9" x 5' 3" (2.07m x 1.60m)

A panel bath with shower above, vanity wash hand basin and low level w/c in white.

Rear Yard

Enclosed paved rear yard with 2 brick buildings, one still houses the original w/c and wash basin so it has potential to be converted to a utility room.

Tenure

Leasehold please consult your solicitor regarding term and amount of ground rent.

Council Tax

Band A

Financial advice

Cornerstone Estates offer Independent Financial Services including Mortgage Advice. Why not take advantage of a FREE initial consultation to see if our whole of market products can save you money, or if we can lend you more to help you achieve your dream home? Your home could be at risk if you do not keep up repayments on your mortgage or other loan secured on it.

Investors

Please speak to our Lettings Department to get a valuation of this property to let. Get advice on growing your portfolio, protecting your investment and learn about our various Landlord services.



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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.

