



70 Harrow Avenue Oldham, OL8 4HY

Situated on a peaceful cul-de-sac, this two-bedroom semi-detached home presents an excellent opportunity for buyers looking to add their own touch. The accommodation comprises an entrance vestibule, lounge, kitchen/diner, two bedrooms, and a bathroom. Externally, the property enjoys gardens to both the front and rear, offering further scope to enhance. While the home would benefit from some modernisation, it is well-built and provides a solid foundation for those with vision or renovation skills to create a charming home. Harrow Avenue is a sought-after location in Oldham, ideally positioned close to a wide range of amenities. The highly regarded Hulme Grammar School is within walking distance, with local shops and supermarkets nearby. For commuters, the M60 motorway network is easily accessible, less than a mile away.

2 bedrooms

Kitchen / diner

Priced to sell

Fitted bathroom

Lounge with bay window

Generous rear garden

Cul de sac location

Freehold



£145,000

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£145,000

Lounge 11' 7" x 15' 2" (3.53m x 4.62m)

Feature fireplace

Kitchen diner 9' 7" x 15' 1" (2.93m x 4.61m)

Base and wall cabinets. Space for white goods. Storage cupboard with combi boiler. Door to the side exit and door to the rear garden. Space for dining area.

Bedroom 1 11' 7" x 15' 2" (3.53m x 4.62m)

2 windows. Access to loft.

Bedroom 2 9' 7" x 8' 6" (2.93m x 2.60m)

To the rear elevation

Bathroom 5' 8" x 6' 5" (1.72m x 1.95m)

Panel bath with shower above. Pedestal wash basin. W/C.

Front garden

With new fencing and hedges to the side for privacy, this property is in an elevated position and has a hand rail to guide you up the steps.

Rear Garden

Patio area which could take an extension (STPP) ON a higher level all vegetation has been removed and gravel laid for a low maintenance outdoor space. New fencing. Access to the side of the property.

Council Tax

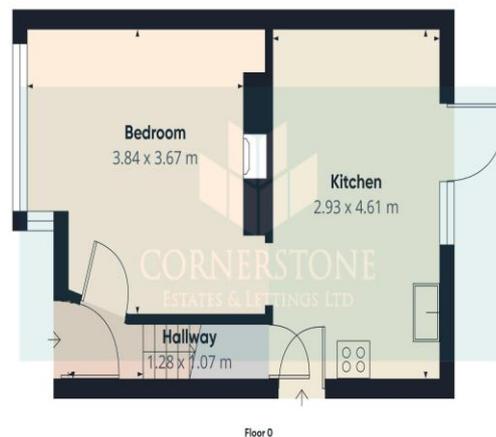
Band A

EPC

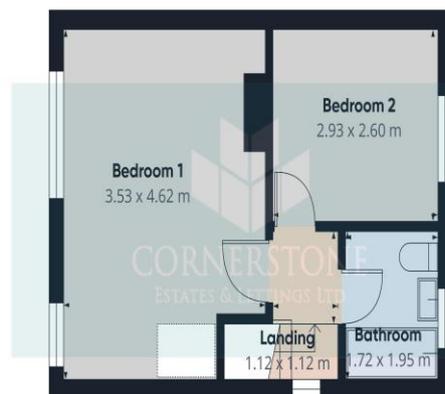
Grade D

Tenure

Freehold



Floor 0



Floor 1

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 MISCDESCRIPTIONS 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.

Energy performance certificate (EPC)

70 Harrow Avenue
OLDHAM
OL8 4HY

Energy rating

D

Valid until:

14 December 2031

Certificate number:

2721-1411-8249-1886-1213

Property type

End-terrace house

Total floor area

63 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		