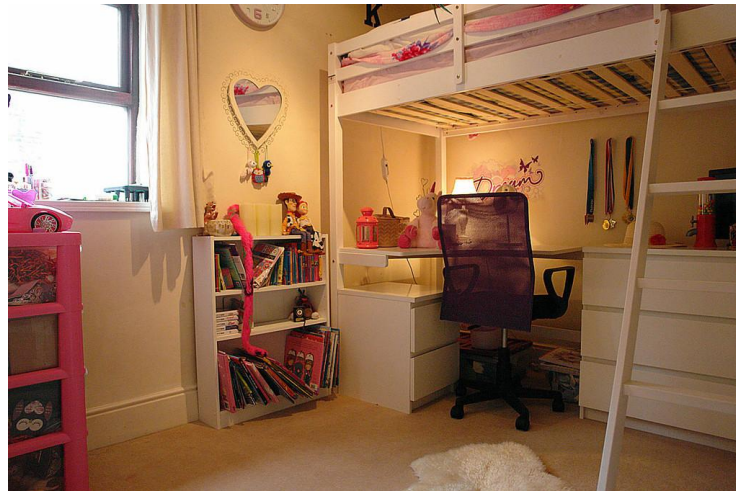




1 Top Street
Oldham

£89,950

- Stone Cottage
- Two Bedrooms
- Modern Kitchen
- Modern Bathroom
- Communal Rear Courtyard
- GCH/Hardwood Double Glazing
- Convenient Location
- EPC Rating- D



IDEAL FIRST HOME - This stone built, two bedroom, cottage is conveniently situated for access to local amenities at Hill Stores and within easy reach of open countryside. The property is just a short drive to the motorway and Metrolink networks. The living accommodation comprises: entrance vestibule, lounge and modern kitchen diner to the ground floor with two bedrooms and modern bathroom to the first floor. Externally there is a communal rear courtyard. No Chain.

ENTRANCE VESTIBULE

With entrance door.

LOUNGE

15' 7" max x 15' 4" (4.75m x 4.69m) With fitted carpeting, radiator, staircase leading to the first floor, hardwood double glazed window.

KITCHEN DINER

7' 10" x 15' 5" (2.39m x 4.7m) With modern fitted wall and base units, work tops, stainless steel sink unit, plumbed for washing machine and dryer, integral oven, hob, extractor, tiled floor, radiator, hardwood double glazed window, hardwood double glazed barn door.

FIRST FLOOR LANDING

BEDROOM ONE

12' 4" x 15' 5" (3.76m x 4.7m) With fitted carpeting, radiator, hardwood double glazed window.

BEDROOM TWO

7' 10" x 9' 1" (2.39m x 2.77m) With fitted carpeting, radiator, hardwood double glazed window.

BATHROOM

With three piece modern suite comprising panelled bath with shower taps, vanity unit with wash hand basin, fully tiled walls, panelled ceiling with spotlights, extractor.

EXTERNALLY

There is a communal rear courtyard.

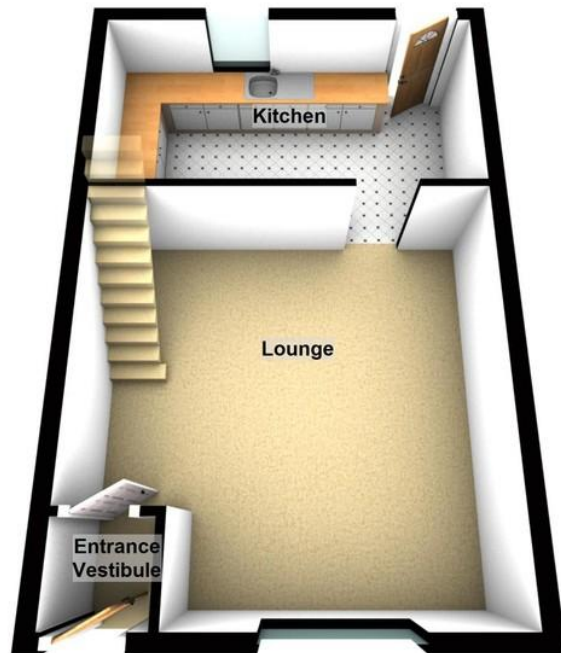
SELECTIVE LICENCING

NB - This property comes within a selective licencing area. If your interest is to purchase to let the property, landlords will need to register with Oldham Council.

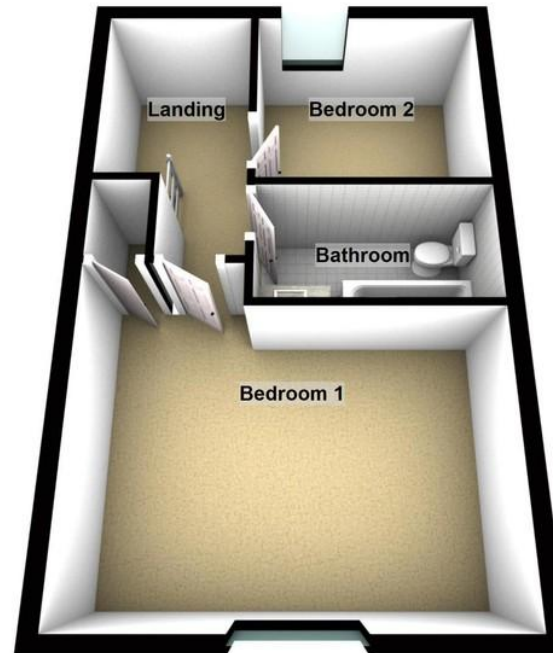
OMBC website for more details:-

http://www.oldham.gov.uk/info/200260/private_tenants_and_landlords/1450/selective_licensing_of_private_landlords/2

Ground Floor



First Floor



ADDITIONAL INFORMATION

TENURE: Freehold, Solicitor to confirm details.

COUNCIL BAND: A

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Chadderton Office

509 Middleton Road
Chadderton
Oldham
OL9 9SH

Monday – Friday. 9am – 5pm

Saturday. 10am – 3 pm

chadderton@kirkham-property.co.uk

0161 626 5688

Out of hours telephone service

Monday – Thursday 8:30am – 8pm

Friday – 8:30am – 5pm

Saturday – Sunday 10am – 3pm

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements