

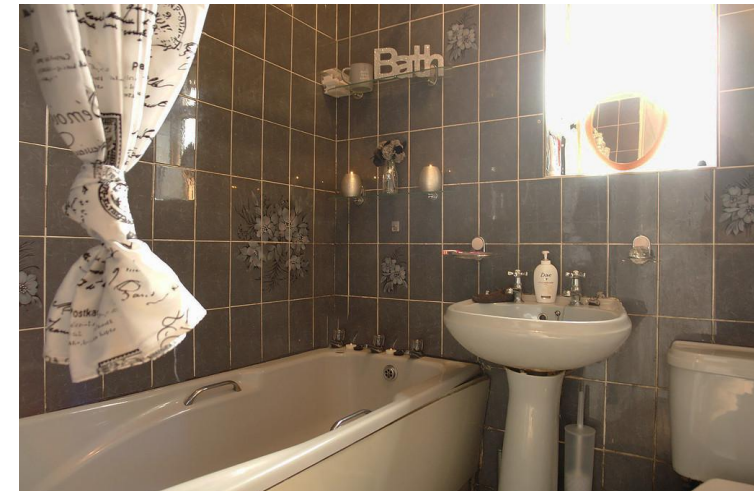


Prince George Street

Oldham

Auction Guide Price £75,000

- End Terraced House
- Investment Opportunity
- Tenant In Situ
- Two Bedrooms
- Close To Local Amenities
- Rear Courtyard
- uPVC DG & GCH
- EPC Rating - D



THIS PROPERTY IS NOW SCHEDULE TO BE SOLD AT AUCTION VIA PUGH AUCTIONEERS. THE AUCTION DATE IS 25TH FEBRUARY 2020. For more details please call Rachel Neild at Pugh Auctioneers on 0345 505 1200 or email Rachel.Nield@pugh-auctions.com

This is a end of terraced house situated close to local shops, amenities and public transport links providing easy access to Oldham town centre. The accommodation internally comprises: entrance vestibule, lounge and fitted kitchen/diner to the ground floor and two bedrooms and a bathroom to the first floor. There is a courtyard to the rear of the property and on road parking. The property benefits from uPVC double glazing and gas central heating. INVESTMENT OPPORTUNITY WITH LONG TERM TENANT CURRENTLY PRODUCING £525.00p.c.m ON A 12 MONTH AST

ENTRANCE VESTIBULE

With uPVC entrance door.

LOUNGE

12' 9" x 13' 6" (3.91m x 4.12m (max)) With front aspect uPVC double glazed window, fitted carpeting, radiator.

KITCHEN/DINER

12' 8" x 13' 6" (3.87m x 4.12m) With fitted wall and base units, worktops, small breakfast bar area, stainless steel sink unit with mixer tap, extractor fan, plumbed for a washing machine, space for a fridge/freezer, part tiled walls, laminate floor covering, radiator, staircase rising to the first floor, uPVC double glazed window and door.

LANDING

BEDROOM ONE

11' 10" x 13' 6" (3.62m (max) x 4.12m) With uPVC double glazed window, fitted carpeting, radiator.

BEDROOM TWO

13' 7" x 7' 7" (4.16m x 2.32m) With uPVC double glazed window, fitted carpeting, radiator.

BATHROOM

Fitted with a three piece suite comprising: panelled bath with shower over, low level w.c., wash hand basin, fully tiled walls, radiator, obscure uPVC double glazed window.

EXTERNALLY

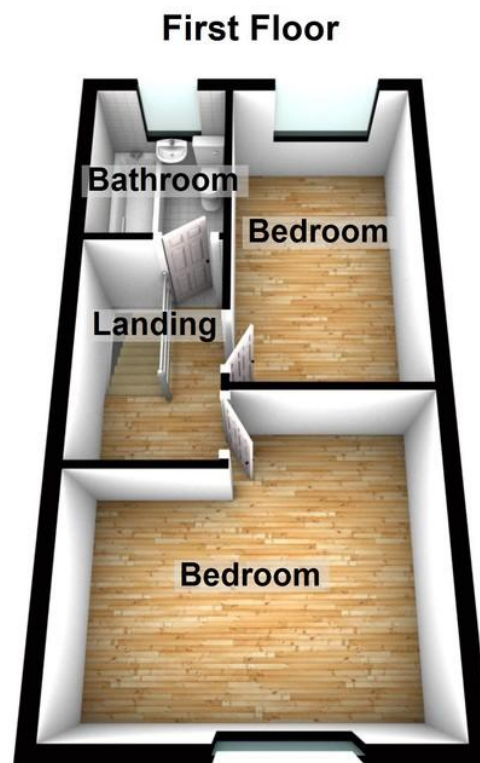
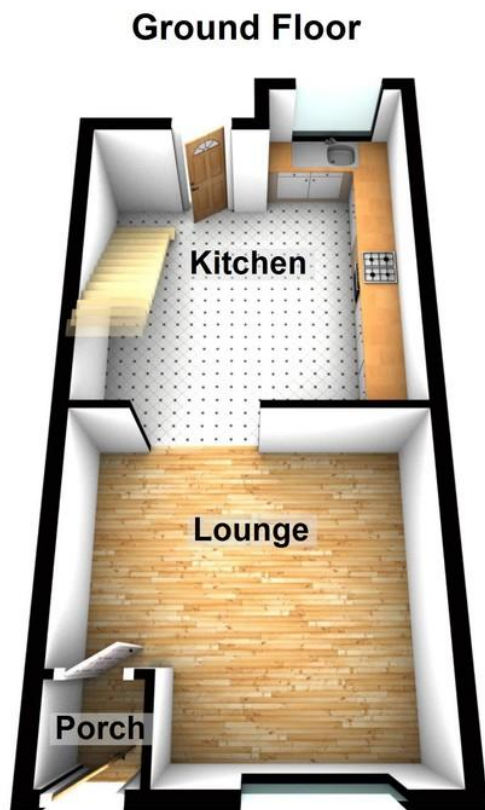
There is a flagged courtyard to the rear of the property.

ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: A

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.



AGENTS NOTE

Whilst every care has been taken to prepare these sales particulars they are for guidance purposes only. Potential buyers should fully investigate any issues that maybe personally important to them prior to completion. 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. Fixtures and Fittings stated as included in the property are based on achieving the asking price.

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 – 7pm

Friday – 8:30am – 5pm

Saturday – Sunday 10am – 3pm