



## 9 Albany Street Oldham, OL4 2NT

Beautifully finished extended terraced home with period features. Set on a tree lined street with grass verges and a garden front, this property is ready for the right buyer to move straight in with no chain. Internally the entrance porch leads to the long hallway and is open to the lounge, both with high ceilings and detailed coving. The dining room has French doors opening to the rear yard and a door to the fitted kitchen. Upstairs are the two double bedrooms and the sizable fitted bathroom. The landing features the original fitted storage and is perfectly positioned for anyone wanting to convert the main bedroom into two to create a 3 bed property (STPP).

**2 Reception rooms**

**2 bedrooms**

**Large fitted bathroom**

**Period features**

**Fitted kitchen**

**Private rear yard**

**No chain**

**Offers in Excess of £129,950**

### Lounge 12' 0" x 10' 10" (3.65m x 3.31m)

Beautifully traditionally decorated lounge with detailed ceiling rose and coving. Laminate flooring. open to the entrance hall.

### Entrance Hall 14' 11" x 3' 6" (4.55m x 1.07m)

Laminate flooring. Entrance porch. Open to lounge and stairs. Door to dining room.

### Dining Room 12' 1" x 14' 10" (3.68m x 4.52m)

Large dining / living room with french doors leading out to the rear yard. Storage cupboard. Door to the kitchen.

### Kitchen 10' 6" x 6' 9" (3.19m x 2.07m)

Grey base and wall units. Integrated double oven, gas hob and extractor fan. plumbed for an automatic washing machine.

### Bedroom 1 9' 11" x 15' 0" (3.02m x 4.56m)

To the front elevation. Please ask staff about converting this space into 2 bedrooms.

### Bedroom 2 12' 1" x 7' 1" (3.69m x 2.16m)

To the rear elevation.

### Family Bathroom 12' 0" x 7' 4" (3.67m x 2.24m)

Larger than average bathroom with P shaped panel bath and shower above, pedestal wash hand basin, low level W/C. Chrome heated towel rail.

### First Floor Landing

Landing with beautiful original storage cupboard giving access to the loft. Access to all first floor rooms and perfectly places to provide access to a third bedroom.

### Rear Yard

Block paved rear yard. steps up to the rear gate.

### EPC

Band E

### Council Tax

Band A

### Tenure

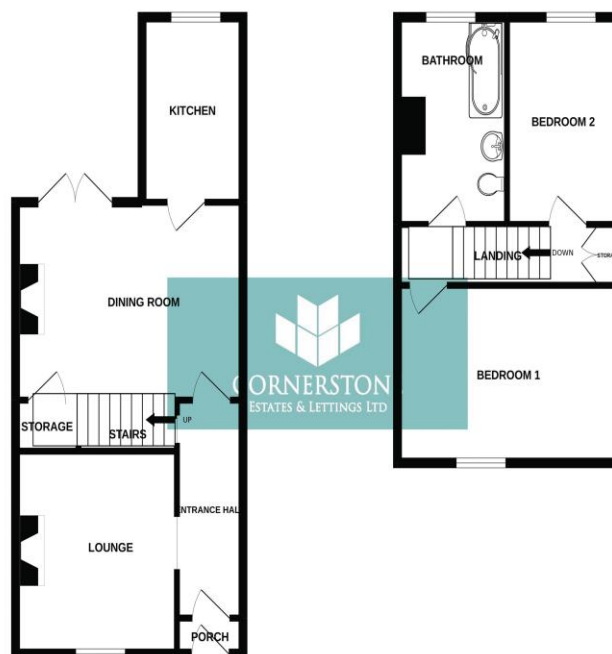
We are advised this is Leasehold with a ground rent of £3 per annum. No proof has been provided to us of term of lease so confirmation should be sought from your solicitor.

### 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 your do not keep up repayments on your mortgage or other loan secured on it.

GROUND FLOOR  
447 sq.ft. (41.5 sq.m.) approx.

1ST FLOOR  
370 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA- 816 sq.ft. (75.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, heights and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, features and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Mark and Melissa 2022

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 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.

