



24 Grafton Street Oldham, OL1 4SD

INVESTORS/ DEVELOPERS. With garage and land to the side, this end terraced house offers much potential to extend (STPP). To the ground floor is the lounge and kitchen whilst the upper floor has 2 bedrooms and a bedroom. In need of full modernisation, this property has electric storage heaters in the hall and landing, along with a gas fire in the lounge. The walled private rear yard has a brick built operational w/c.

Land to the side included

2 Bedrooms

Bathroom

No chain

Garage

Large lounge

Outside W/C

£105,000

Entrance Hall 15' 7" x 3' 6" (4.75m x 1.06m)

Providing entrance to lounge stairs and kitchen. Electric storage heater at the bottom of the stairs.

Lounge 14' 11" x 12' 8" (4.55m x 3.85m)

Large lounge with gas fire place.

Kitchen 6' 3" x 13' 0" (1.90m x 3.95m)

Storage cupboard. Plumbed for a gas cooker and a automatic washing machine.

Bedroom 1 15' 0" x 12' 8" (4.58m x 3.87m)

Feature fire place.

Bedroom 2 15' 1" x 5' 9" (4.59m x 1.75m)

Bathroom 4' 6" x 9' 10" (1.36m x 2.99m)

Three piece bathroom suite comprising; panel bath, pedestal wash hand basin, low level W/C.

First Floor Landing 4' 6" x 13' 2" (1.38m x 4.02m)

Storage cupboard with water tank. Electric storage heater

Rear yard

Private enclosed rear yard. Outdoor W/C.

Tenure

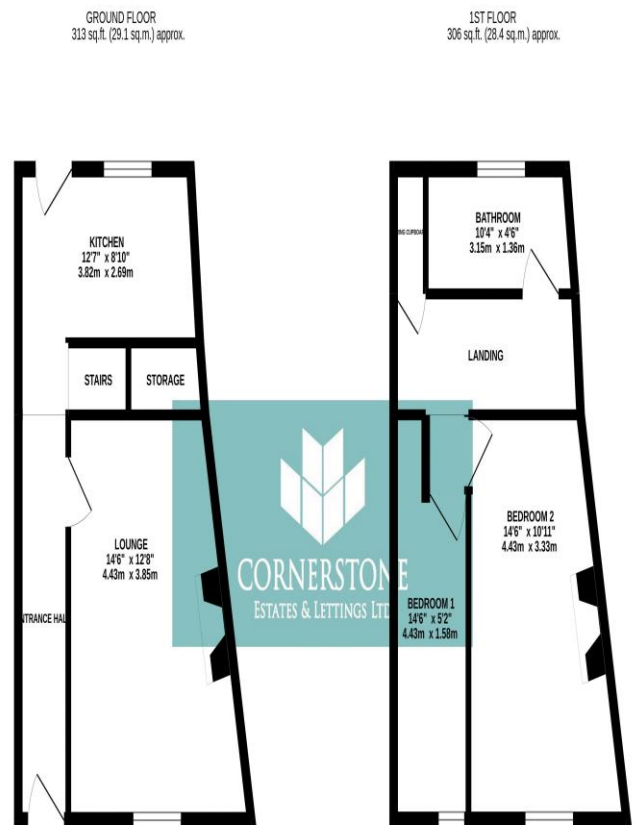
We are advised that this property is leasehold. Confirmation to be sought from solicitors.

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



TOTAL FLOOR AREA: 619 sq.ft. (57.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

