

84 Albert Street Oldham, OL2 5UF

Ground floor apartment with private garden and parking. This well appointed and recently redecorated property is ideal for someone who needs one level accommodation or anyone needing a separate office space. Internally comprising; Wide entrance hall with storage cupboard, master fitted bedroom, Fitted kitchen, 4 piece bathroom, office, second bedroom and lounge with patio doors leading out to the private garden. This property comes with private allocated parking to the side of the building and has been decorated throughout and benefits from new carpets in the bedrooms. Situated in the increasingly popular Royton centre with its good range of shops, amenities, bars, cafes and restaurants. Oldham and Rochdale are easily accessible and Manchester city centre is only approximately 45 mins away by car.

Vacant property

2 bedrooms

Office room

Master bedroom with fitted wardrobes

Fitted kitchen

4 piece bathroom

Parking

Private rear garden

£124,950

Entrance Hall 25' 2" x 4' 4" (7.66m x 1.31m)

Spacious entrance hall with laminate flooring and a radiator with shelf above. Storage cupboard.

Lounge 11' 6" x 10' 11" (3.50m x 3.34m)

The lounge is situated to the rear of the property with sliding patio doors which open to the private patio and garden area.

Kitchen 7' 5" x 10' 2" (2.26m x 3.11m)

Base and wall cabinets painted in grey. New integrated oven, hob and extractor fan. Space for fridge / freezer and washing machine.

Bathroom 5' 5" x 11' 7" (1.66m x 3.53m)

Rarely do you find such a spacious bathroom in an apartment. 4 piece bathroom suite comprising panel bath, separate shower cubicle, pedestal wash hand basin and low level w/c.

Master bedroom 10' 4" x 10' 3" (3.14m x 3.13m)

To the front elevation, this master bedroom is fitted with wardrobes and matching headboard and bedside tables.

Bedroom 2 10' 3" x 10' 4" (3.13m x 3.14m)

The second double bedroom is located to the rear of the property and has a new carpet.

Office 5' 11" x 5' 9" (1.8m x 1.75m)

To the side elevation, this additional room would serve as an office or dressing room. New carpet. Combi boiler.

Garden

This lovely private garden is flagged with raised beds and accessed via the lounge patio doors. To the back is an elevated level which could have some creative planting.

Parking

Private allocated parking spot by the side of the building

Tenure

We are advised this is leasehold with approximately 970 years left. £50pa ground rent.

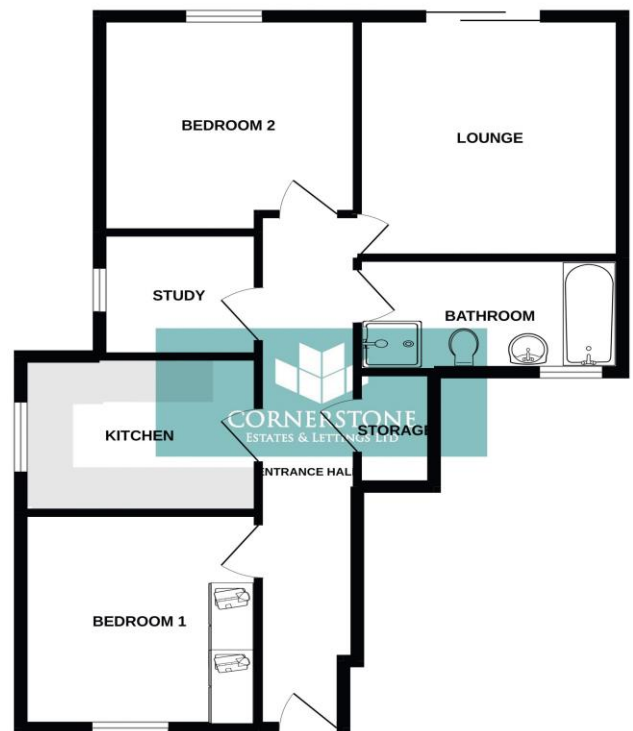
Council Tax

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

GROUND FLOOR



Whilst 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. Made with Metropix 12/2022

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.

Energy performance certificate (EPC)

84 Albert Street
Royton
OLDHAM
OL2 5UF

Energy rating

D

Valid until: **19 September 2031**

Certificate number: **6839-6721-8000-0351-9292**

Property type

Ground-floor flat

Total floor area

65 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)

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Energy efficiency rating for this property

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

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

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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		
69-80	C		70 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		