



## 7 Kilburn Street Oldham, OL1 4JF

Beautiful modern home with two double bedrooms. Internally comprising entrance vestibule, living room and modern fitted kitchen / diner to the ground floor. To the first floor are two double bedrooms and the family bathroom. A private yard sits to the rear. The recently renewed central heating, double glazed windows, and tasteful decor means this lovely home is an ideal and practical buy for first time buyers or investors

**Modern fitted kitchen**

**Fitted bathroom**

**Lovely rear yard**

**Large lounge**

**2 double bedrooms**

**Overlooking green space**

**£127,500**

**Lounge** 14' 0" x 12' 4" (4.27m x 3.77m)

Beautifully decorated lounge with feature fireplace. Gas and electric meters stored in cupboards. 2 Radiators. Entrance vestibule.

**Dining kitchen** 10' 1" x 12' 6" (3.07m x 3.82m)

Modern white gloss kitchen with wood effect worktops and tie backsplash. Integrated single oven, electric hob and extractor fan. Space for a dining table and plumbed for automatic washing machine. Stainless steel sink and drainer with mixer taps, vinyl flooring. Radiator.

**Bedroom 1** 9' 1" x 11' 5" (2.76m x 3.49m)

To the front elevation, this good sized bedroom has a built in wardrobe. Radiator.

**Bedroom 2** 10' 2" x 9' 7" (3.11m x 2.92m)

Currently being used as a study / guest room, this double room has a cupboard housing the combi boiler which is less than 4 years old.

**Family Bathroom**

Three piece bathroom suite in white comprising; Panel bath with shower above, low level W/C, Pedestal wash hand basin. Part tiled. Vinyl flooring. Radiator.

**Rear Yard**

Secure rear yard with brick built walls and wooden gate. Timber built storage shed

**Tenure**

We are advised that this property is Leasehold. Confirmation should be sought from your solicitor.

**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.

**Investors / Landlords**

Please speak to our Lettings Department to get a valuation of this property to let. Get advice on growing your portfolio, protecting your investment and learn about our various Landlord services.



TOTAL FLOOR AREA: 579 sq.ft. (53.6 sq.m.) approx.  
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 errors, omissions or mis-statements. 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 is given as to their operability or efficiency capabilities.  
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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.

