



**32 Duckworth Street, Shaw
Oldham, OL2 8ET**

Two bed mid terraced house in the ever popular shaw area. In need of full refurbishment so would suit investors/ first time buyers . Hardwood double glazing and central heating with combi boiler. Ideally situated near to the tram stop . Rear yard with gated access.

Two double bedrooms

Vacant possession

Near tram stop

Double glazing

£115,000

Large kitchen

Popular shaw area

Central heating

Ideal project

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£115,000

Lounge 14' 6" x 14' 0" (4.43m x 4.26m)

Good sized lounge with log burner . Radiator, carpet.

Kitchen/Breakfast Room 9' 10" x 14' 0" (3.00m x 4.26m)

Good sized kitchen with a range of fitted units . Gas hob, electric double oven and breakfast bar. Upvc stable door . Combination boiler.

Bedroom 1 11' 8" x 14' 0" (3.55m x 4.26m)

Large room with front aspect . Range of wardrobes . Chimney breast.

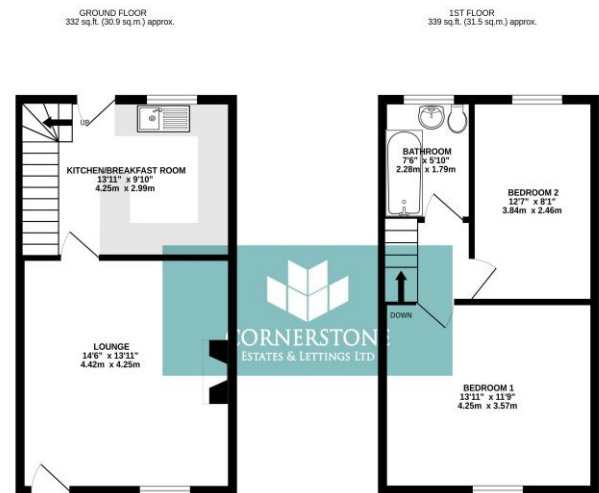
Bedroom 2 12' 8" x 8' 3" (3.85m x 2.52m)

double room with rear aspect . Radiator and carpet.

Bathroom 7' 5" x 5' 10" (2.27m x 1.79m)

Bulk head bathroom with white suite and electric shower over bath.

Rear yard



TOTAL FLOOR AREA: 671 sq.ft. (62.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of floors, windows, doors and any other items are approximate and are not intended to be used for any legal purpose or to determine the value of the property. The floorplan is intended to provide a guide only and should not be used for any other purpose. Measurements are taken from the internal face of the walls unless otherwise stated. Measurements are taken from the internal face of the walls unless otherwise stated. Measurements are taken from the internal face of the walls unless otherwise stated. Measurements are taken from the internal face of the walls unless otherwise stated.

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.

