



**13 Duckworth Street
Oldham, OL2 8ET**

Ideal project property for investor or first time buyer. Mid terraced house with 2 double bedrooms, large lounge, kitchen and wet room. Yard to the rear. Central heating and double glazing. Good sized accommodation in need of modernisation. Conveniently located for Shaw amenities and Tram station.



2 double bedrooms

Wet room

Vacant possession

Central heating

Large kitchen

Large lounge

Ideal project house

Double glazing

Offers in Excess of £99,995

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Lounge 13' 5" x 14' 7" (4.09m x 4.45m)

2 openings into the dining kitchen. Electric fireplace.

Kitchen 12' 2" x 14' 6" (3.72m x 4.43m)

PVC stable door. Fitted kitchen units. Boiler.

Bedroom 1 13' 5" x 14' 7" (4.09m x 4.45m)

Bedroom 2 12' 8" x 9' 6" (3.86m x 2.89m)

With airing cupboard.

Wet room 7' 1" x 5' 10" (2.17m x 1.78m)

Wet room with electric shower, vanity wash hand basin and low level w/c.

Rear yard

Private rear yard with gated access to the back which is secured by an alley gate.

Council Tax

Band A

EPC

Band D

Investors

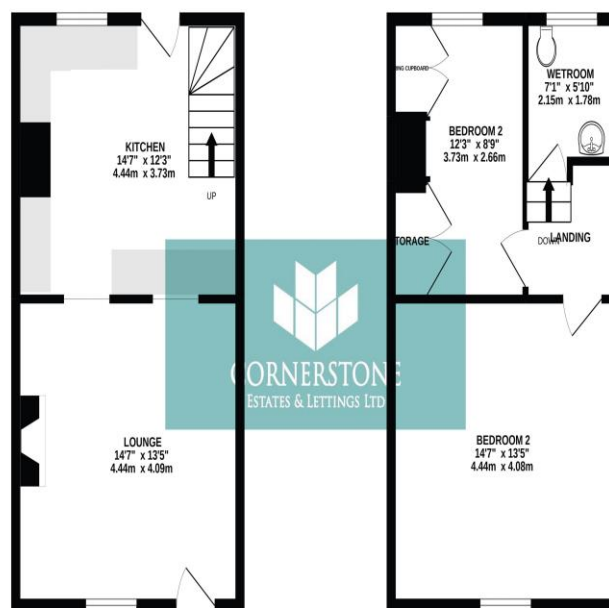
Please speak to our Lettings Department to get a valuation of this property to let. Get advice on growing your portfolio, protecting your investment and learn about our various bespoke landlord services, including guaranteed rent.

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

1ST FLOOR



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 errors, omissions or misstatements. 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 for their operability or efficiency. Cornerstone
Made with A4topics 03/2022

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)

13, Duckworth Street
Shaw
OLDHAM
OL2 8ET

Energy rating

D

Valid until: **7 December 2024**

Certificate number: **0788-8968-7232-1444-8944**

Property type

Mid-terrace house

Total floor area

71 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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