



**36 Counthill Road  
Oldham, OL4 2PB**

Oozing with character and charm, this Accrington brick terraced property with 2 double bedrooms is awaiting its new owners! This much loved home has a number of original features which have been beautifully restored, and decorated throughout to a designer standard and is a credit to the current owner. Briefly comprising; entrance vestibule, Large lounge with high ceilings and feature fireplace, Large kitchen with exposed brick inset perfect for housing a range cooker and modern fitted cabinets. To the first floor are the two double bedrooms, master fitted with original storage, and the highly desirable bathroom complete with roll top bath. There are gardens front and back finished with plumb slate and potted plants. The rear garden has a country cottage feel and also has a brick built shed. The unique features such as stained glass front door, restored internal doors, and original wooden built in units make this a highly desirable and rare opportunity. Ideally situated close to local Tram stations and Oldham Train station and local motorway access. Walking distance from Ofsted Good local schools, supermarkets and Oldham Centre which is benefitting from huge investment and improvements.

**Character Property**

**2 double bedrooms**

**NO CHAIN**

**Beautiful fitted bathroom**

**Offers Over £159,950**

**Modern fitted kitchen**

**Cottage garden**

**Modern fitted kitchen**

**Original features**

**Lounge** 11' 10" x 14' 6" (3.61m x 4.42m)

Enter the large bright lounge via the original style stained glass door into the vestibule. Feature fireplace. Natural restored wooden internal doors. Beautifully decorated with a picture rail for that sophisticated finish.

**Dining kitchen** 15' 0" x 14' 6" (4.57m x 4.42m)

Kitchen fitted with white cabinets and wood effect worktops. There is an exposed brick arch which is a perfect housing for a range cooker and original wooden storage / dresser. There is a storage cupboard which currently houses the tumble dryer. Further space for free standing dresser and dining table / island/ breakfast bar. Finished with tile flooring.

**Bedroom 1** 11' 11" x 14' 7" (3.64m x 4.44m)

To the front elevation, this large bedroom has a storage cupboard housing the combi boiler and original wooden wardrobe / storage. Original cast iron fireplace. Wooden floorboards. All done in a modern colour palette to combine the original wooden features with sophisticated contemporary colours.

**Bedroom 2** 12' 8" x 10' 0" (3.87m x 3.05m)

Double bedroom to the rear elevation. Cupboard with additional storage above.

**Family Bathroom** 8' 11" x 6' 0" (2.71m x 1.83m)

Stunning victorian style bathroom with free standing roll top bath with shower attachments, low level w/c and pedestal wash hand basin. Part tiled walls.

**Rear Garden**

Beautiful cottage style garden with plumb slate and patio area for seating. planted borders and cherry blossom tree. Brick built shed.

**Council Tax**

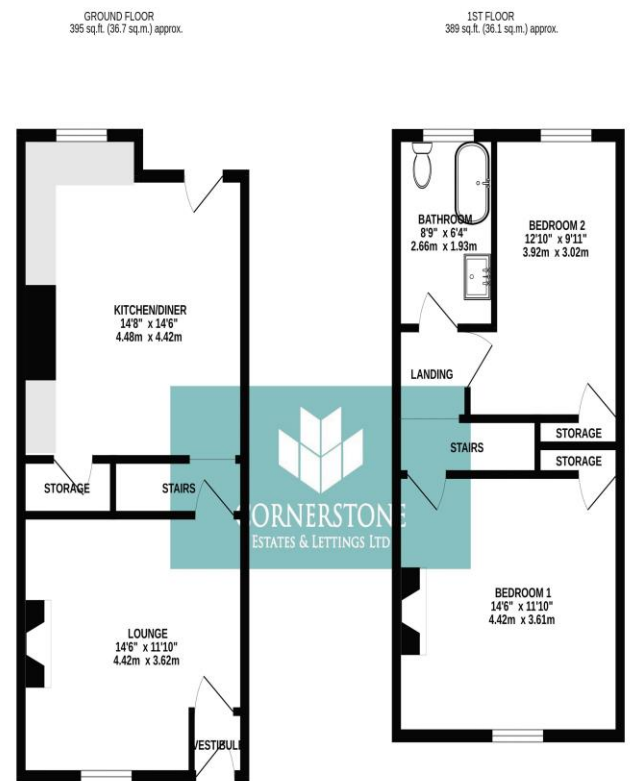
Band A

**Tenure**

We are advised this is leasehold. Awaiting further details.

**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.



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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.

