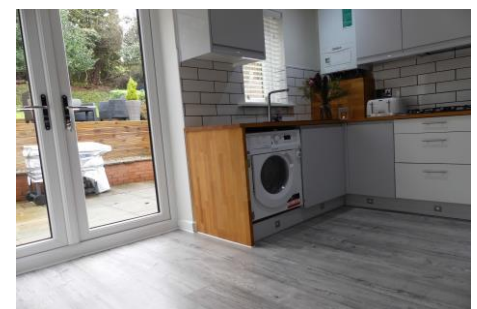




2 Bottomfield Close Oldham, OL1 4AT

Immaculately presented 2 bedroom semi detached home just a short walk from the local Tram stop. Ideally situated on a large plot, this property presents a fantastic opportunity for an investor / builder. Briefly comprising to the ground floor; Entrance porch, large lounge and modern fitted dining kitchen with an array of integrated appliances. To the first floor are the two double bedrooms and the superb contemporary family bathroom. Internally this property has been newly renovated throughout with new boiler, decor, flooring, bathroom and kitchen and is ready to move into. Externally, this property boasts well manicured gardens to the front and side with a large driveway and to the rear landscaped gardens that can be enjoyed all year round.



Large plot

Modern kitchen

Walking distance to Metrolink

Driveway

2 double bedrooms

Landscaped gardens

Modern fitted bathroom

New combi boiler

£157,000

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Entrance Porch 4' 11" x 3' 10" (1.50m x 1.16m)

Light porch with uPVC door and window. Entrance to the lounge

Lounge 15' 3" x 12' 1" (4.65m x 3.69m)

Spacious lounge. Stairs to the first floor accommodation and door to the dining kitchen.

Dining kitchen 8' 6" x 12' 1" (2.59m x 3.68m)

Beautiful modern kitchen fitted with gloss base and wall cabinets and wood effect worktops. Integrated Fridge/freezer, eye level oven and microwave, washing machine and gas hob. Newly installed combi boiler

Bedroom 1

Double bedroom with classic modern décor

Bedroom 2 8' 9" x 10' 4" (2.66m x 3.16m)

Double bedroom. 2 pvc windows

Family Bathroom

Beautifully modern fitted bathroom comprising; grey vanity wash hand basin, panel bath with shower above and glass screen, Low level w/c. Storage cupboard and chrome heated towel rail.

Rear Garden

Landscaped garden set over different levels. Large paved patio, decked area with metal shed and lawned area.

Front garden

well manicured lawns sit either side of the driveway which is bog enough for 2 cars.

Council Tax

Band A

Tenure

We are advised this is Leasehold with an annual ground rent of £50. 972 years remaining on the lease.

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.

Investor Support

Please speak to our Award winning 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.

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.

