



**286 Oldham Road, Middleton
Manchester M24 2DP**

£125,000

Hyde Estates are pleased to present this investment opportunity in Middleton. Comprising two units with the first floor, one bedroom flat currently occupied by a longstanding tenant, generating an annual return of £7,800 and a ground floor apartment currently requiring full refurbishment. The ground floor unit could also be converted into a shop-front subject to necessary planning.



Communal Hall

Providing access to both flats

Ground Floor

Requiring full refurbishment the ground floor unit currently features a large studio, seperate kitchen and bathroom space and access to a rear garden and cellar.

Room Measurements:

Studio: 26'3" x 12'11"

Kitchen space: 8'4" x 6'10"

Bathroom: 7'5" x 4'9"

Council Tax:

Rochdale Borough Council, Band A.

First Floor

The first floor apartment features a spacious rear facing living space, seperate kitchen, double bedroom and bathroom.

Room Measurements:

Living room: 19'9" x 13'3"

Kitchen: 9'6" x 5'5"

Bedroom: 13'11" x 12'7"

Bathroom: 8'6" x 6'11"

Council Tax:

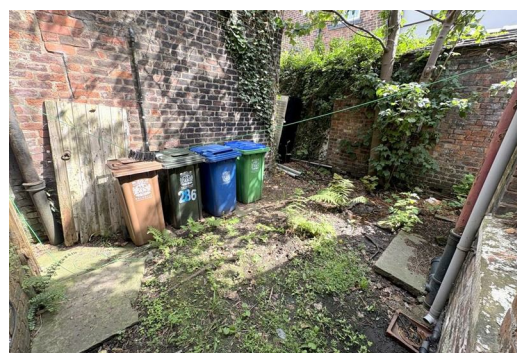
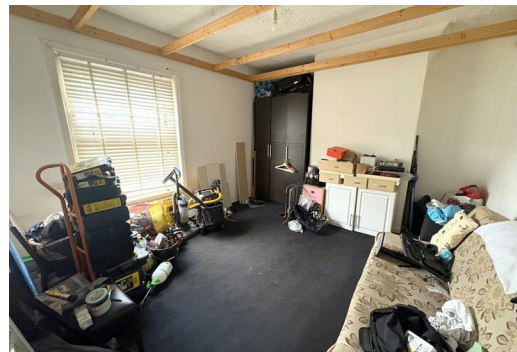
Rochdale Borough Council, Band A.

Tenure

We understand that the property is Leasehold subject to a 999 year lease which commenced in March 1877.

Viewings

Viewings to be arranged via Hyde Estates and Letting Agents 0161 773 4583



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(48-54) E			(48-54) E		
(39-47) F			(39-47) F		
(31-38) G			(31-38) G		
(1-30) G			(1-30) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

1 St. Margarets Road, Prestwich, Manchester, M25 2QB