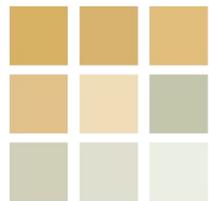




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10B MOORCROFT STREET
Oldham, OL8 3TS
Auction Guide £40,000

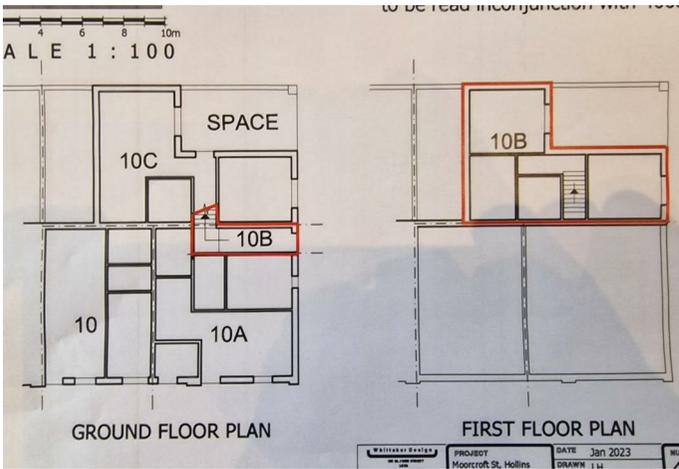
10B MOORCROFT STREET

Property at a glance

- A TENANTED FIRST FLOOR FLAT
- PRIVATE ENTRANCE
- AUCTION GUIDE PRICE £40,000 - £60,000
- IDEAL BUY TO LET
- GOOD ACCESS TO MANCHESTER & OLDHAM CENTRES
- CURRENT RENT £5,700PA

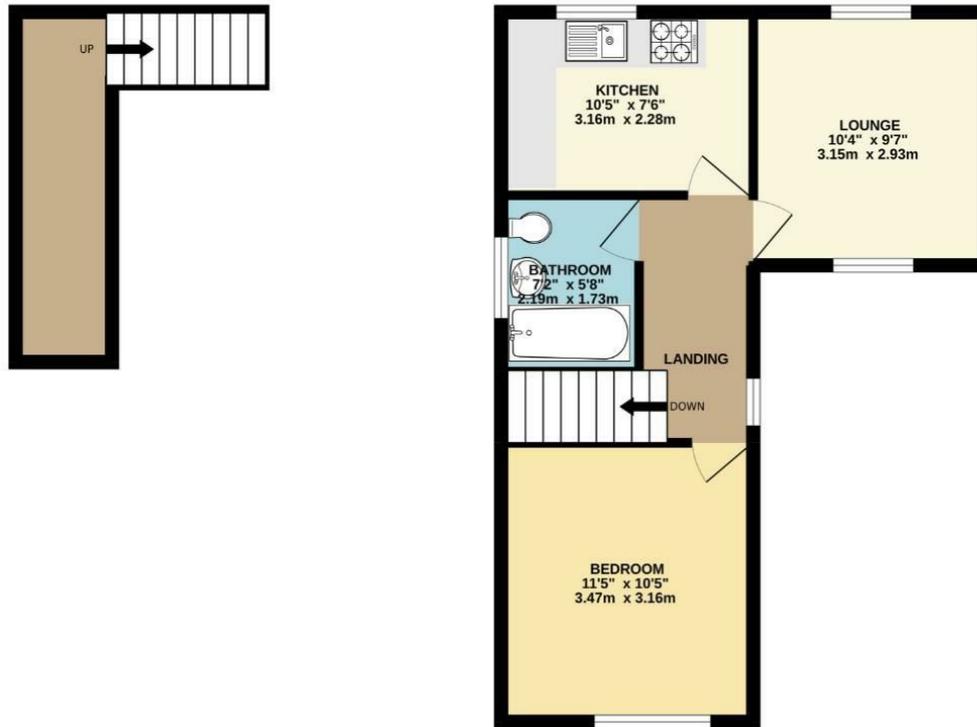
For sale via Pearson Ferrier Auctions starting Tuesday 16th May, bidding will be on the Pearson Ferrier website and you can register to bid now. A first floor tenanted property, let at £5,700pa with a private entrance. With a tenant being in situ it offers a great buy to let opportunity to landlords wanting an immediate income. The property is located in Hollins with good access to both Oldham and Manchester centres as well as the M60 motorway. Moorcroft Street is a quiet side street just off Hollins Road. The property has a private entrance and comprises a lounge, kitchen, bedroom, bathroom, landing and ground floor hallway. Auction guide price £40,000 - £60,000. Buyers are advised to check the legal pack before bidding, this will be available on the Pearson Ferrier website via the bidding window on the property when available. Any changes to the details will be updated on the Pearson Ferrier website before the auction.





GROUND FLOOR
75 sq.ft. (6.9 sq.m.) approx.

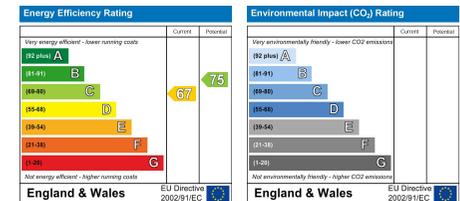
1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA - 475 sq.ft. (44.1 sq.m.) approx.

Whilst 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 error, omission or mis-statement. 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 as to their operability or efficiency can be given.

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All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.