



Huxley Street, Oldham, Lancashire OL4 5JZ Price £100,000

GREAT FIRST TIME BUY OR INVESTMENT OPPORTUNITY

A two-bedroom end-terraced property in the popular area of Clarksfield in Oldham. The property comprises; vestibule, lounge, kitchen, two bedrooms and a three-piece bathroom suite with a shower over the bath. The property benefits from GCH, uPVC double glazing where specified, an enclosed rear yard, street parking to the front, only a short commute to Manchester City Centre and has great access to schools, amenities, and local shops/supermarkets.

This property is currently let out and has a rental income per annum of £5700.00 however the current market rate is higher so there is room to increase. The house can be sold with the current tenancy in place or with vacant possession.

Lifestyle Sales and Lettings urge interested parties to arrange an internal inspection as soon as possible to avoid disappointment.

Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Tenure - Leasehold

964 years from 14th July 1931

To be confirmed by the Vendor's Solicitors

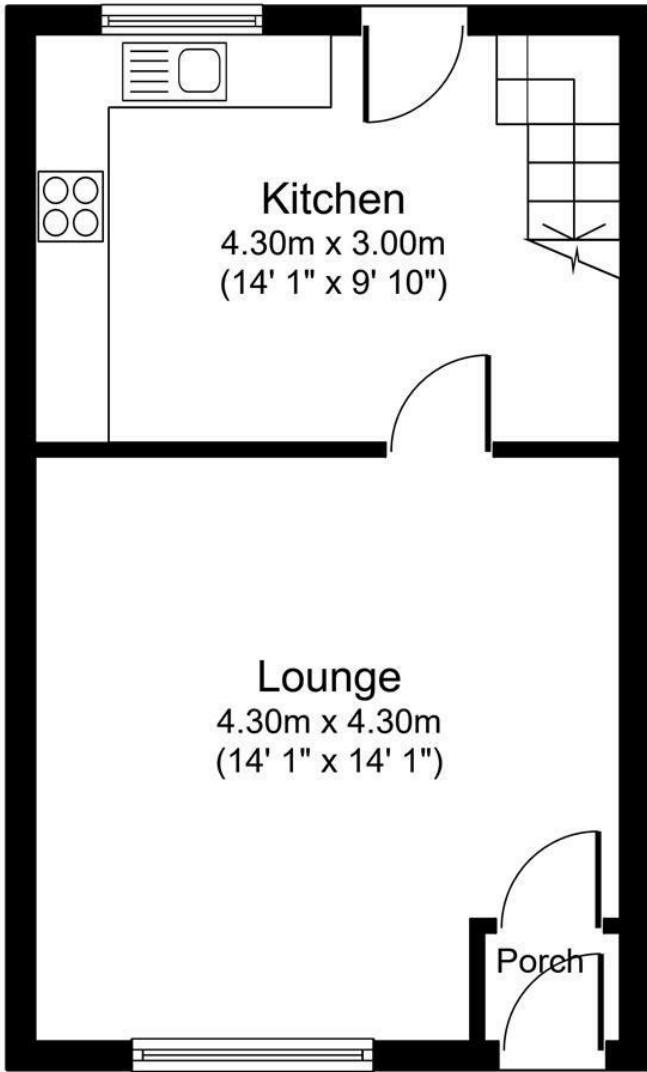
Possession:

Vacant possession upon completion

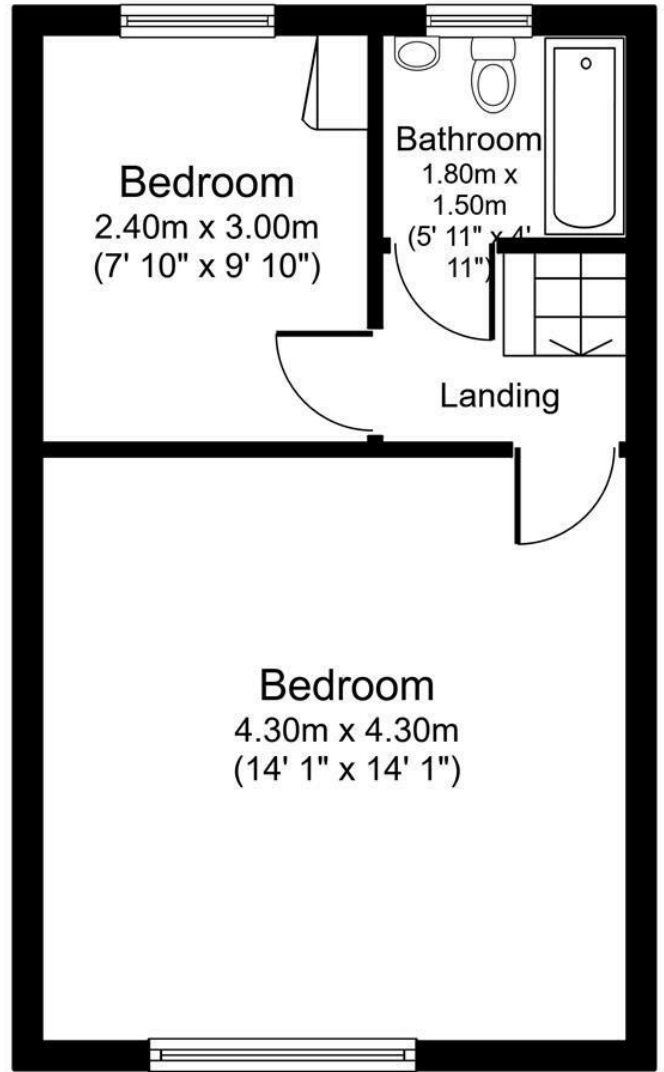
Viewing:

Viewing strictly by appointment through Lifestyle Sales and Letting

Total floor area 63.6 sq.m. (685 sq.ft.) approx



Ground Floor



First Floor

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