



748 Oldham Road

Failsworth, Manchester, M35 9FE

Asking Price £175,000

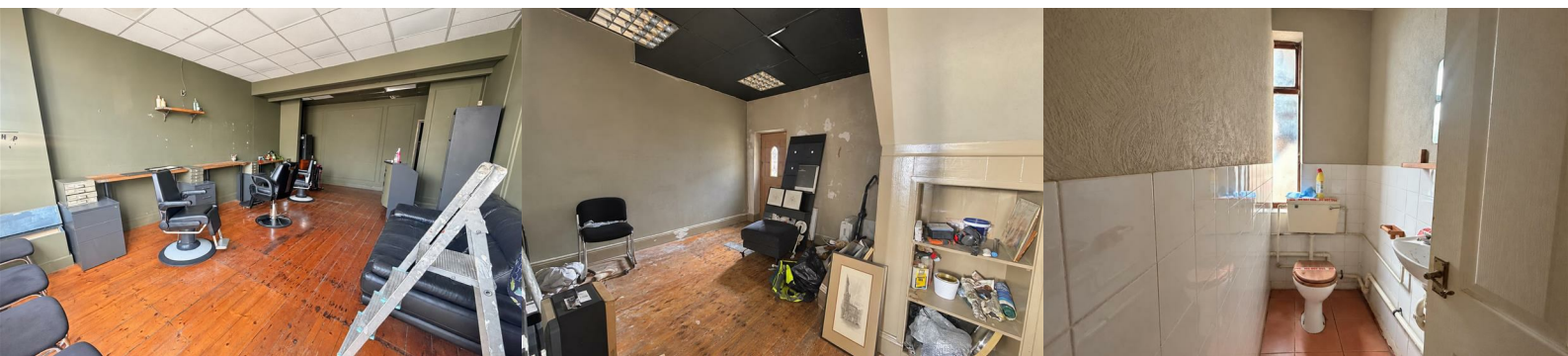


SHOP WITH RESIDENTIAL FLAT ABOVE * SEPARATE FLAT ACCESS * MODERNISATION REQUIRED * INVESTMENT OPPORTUNITY

Cousins Estate Agents are delighted to offer for sale this mixed-use property situated on Oldham Road in Failsworth, Manchester.

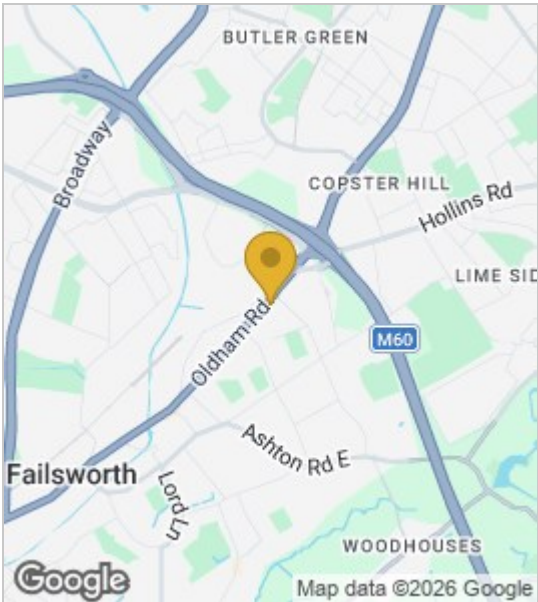
Comprising a commercial shop space and a residential flat with separate access, the property offers an opportunity for investors or buyers seeking premises with accompanying living accommodation.

The property requires modernisation throughout, providing scope for purchasers to refurbish to their own requirements. The shop, previously operated as a barber shop, offers potential for a range of business uses, subject to any necessary consents.

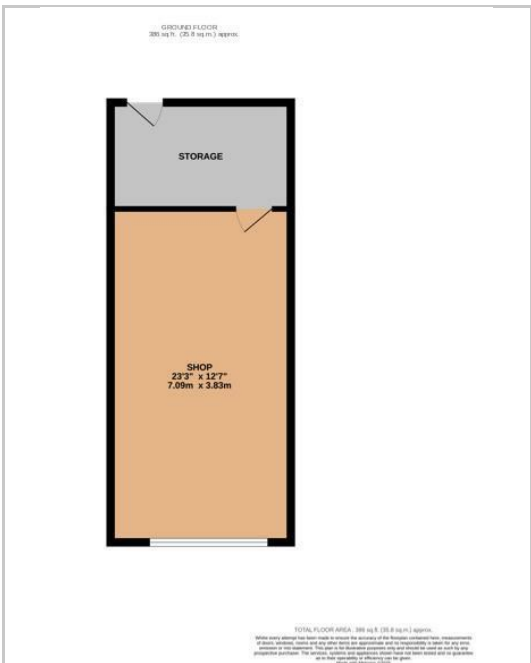


- Front of Shop
- Room one
- Room two
- Kitchen space
- W/C
- Flat access
- Lounge
- Kitchen
- Bedroom one
- Bedroom two
- Bathroom

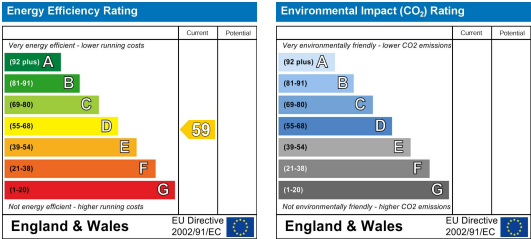
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

