FAILSWORTH: 754 OLDHAM ROAD, FAILSWORTH, M35 9FE. T: 0161 681 2371
LEES: 102 HIGH STREET, LEES, OLDHAM, OL4 5DJ. T: 0161 628 7660



# 78 Garforth Street

## Chadderton, Oldham, OL9 6NX

**Asking Price £170,000**

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Cousins Estate Agents are delighted to present this charming mid-terrace house located on Garforth Street in the desirable area of Chadderton, Oldham. This property offers a fantastic opportunity for those looking to create their ideal family home, as it is in need of renovation, allowing you to put your personal touch on it.

The house features three well-proportioned bedrooms, providing ample space for a growing family or for those who enjoy having extra room for guests or a home office. The single reception room is a welcoming space that can be transformed into a cosy lounge or a vibrant family area, perfect for relaxation and entertaining.

The property also boasts a bathroom and gardens both at the front and back, offering outdoor space for children to play, gardening enthusiasts, or simply enjoying the fresh air. The location is particularly appealing, situated in a friendly neighbourhood with convenient access to local amenities, schools, and transport links.

This mid-terrace house falls under council tax band B, making it an attractive option for first-time buyers or those looking to invest in a property with potential.

We invite you to arrange a viewing to fully appreciate the possibilities this home has to offer. Please do not hesitate to contact us for further information or to schedule your visit.







**FRONT OF PROPERTY**

**LOUNGE**

**KITCHEN**

**CONSERVATORY**

**BEDROOM ONE**

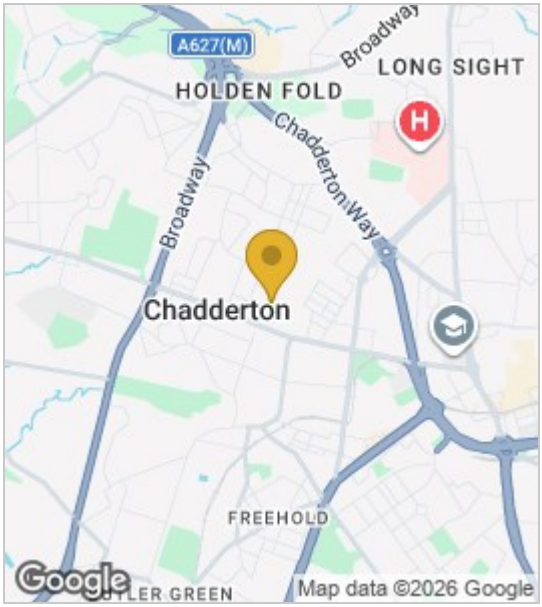
**BEDROOM TWO**

**BEDROOM THREE**

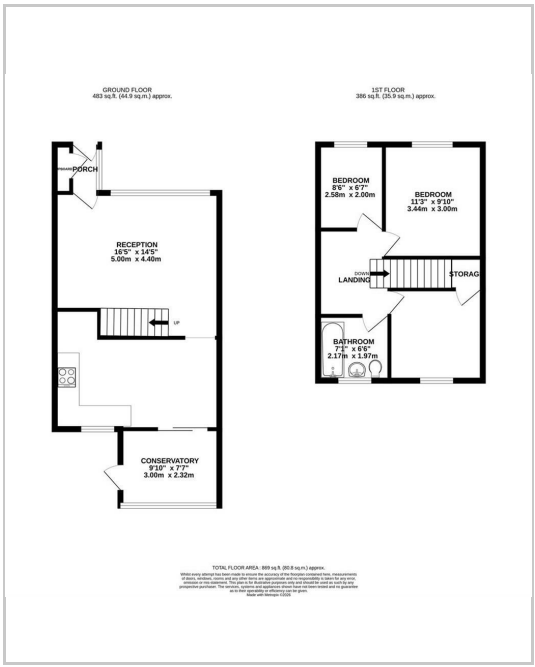
**FAMILY BATHROOM**

**REAR GARDEN**

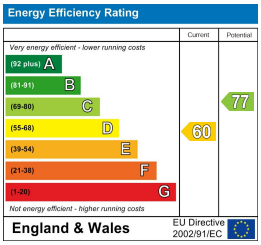
## Area Map

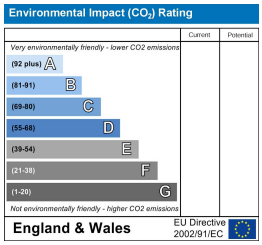



## Floor Plans




## 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.