COUSINS
ESTATE AGENTS

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12 Top Street

Greenacres, Oldham, OL4 2DR

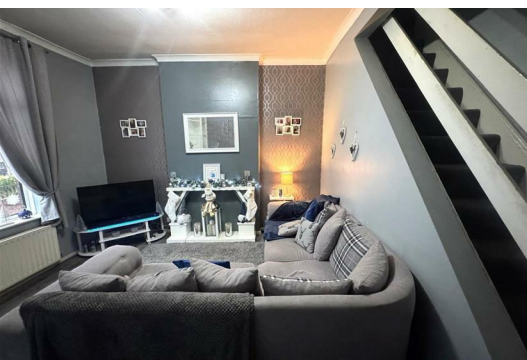## Asking Price £130,000

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****CURRENTLY TENANTED****TWO BEDROOMS****INVESTMENT****GREAT LOCATION****Cousins Estate Agents are delighted to present this charming mid-terrace house located on top street in Oldham . This well-maintained property features two spacious bedrooms and family bathrooms, making it an ideal choice buy-to-let investors looking to expand their portfolio.

The heart of the home is a generous kitchen diner, perfect for both cooking and entertaining. The layout is designed to maximise space and comfort, ensuring that every corner of the property is utilised effectively. The reception room offers a welcoming atmosphere, ideal for relaxation after a long day.

Situated close to local amenities, this property benefits from easy access to shops, schools, and public transport, making it a convenient choice for everyday living. The property is currently tenanted, providing an immediate income for prospective buyers.

With a council tax band of A, this home is not only appealing in terms of its features but also offers affordability in terms of ongoing costs. This property is a fantastic opportunity for those looking to invest in a well-located and well-maintained home in a vibrant community. We invite you to consider this excellent offering in the heart of Oldham.
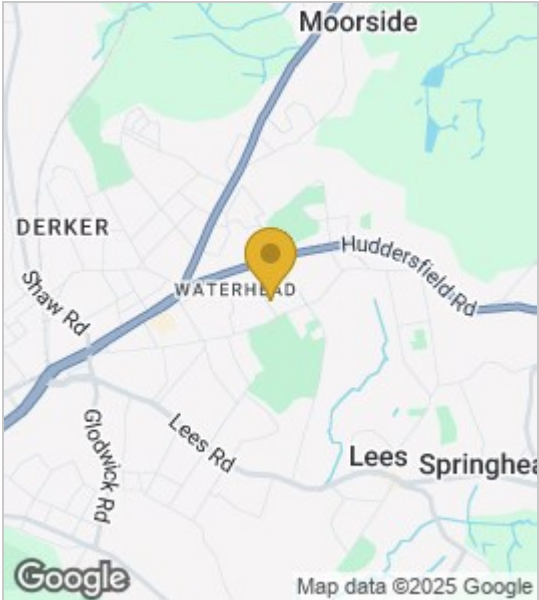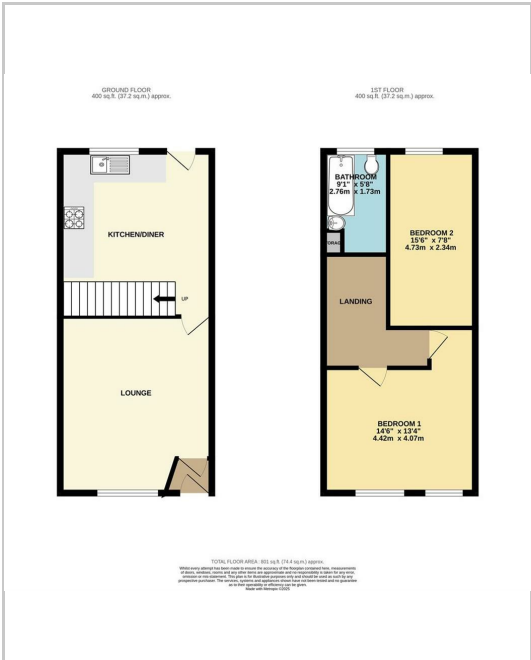
lounge

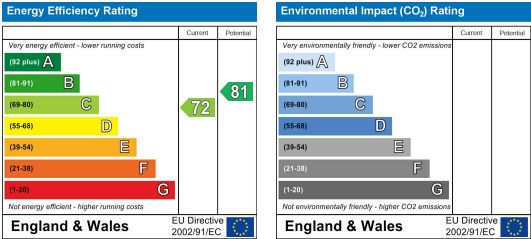**kitchen/ diner**

Bedroom 1

Bedroom 2

Bathroom

Moorside

Derker

WATERHEAD

Shaw Rd

Huddersfield Rd

Glodwick Rd

Lees Rd

Lees Springhead

Google

Map data ©2025 Google

Floor Plans

GROUND FLOOR
400 sq.ft. (37.2 sq.m.) approx.

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

KITCHEN/DINER

LOUNGE

BATHROOM
9'1" x 5'8"
2.76m x 1.73m

BEDROOM 2
15'6" x 7'8"
4.73m x 2.34m

LANDING

BEDROOM 1
14'6" x 13'4"
4.42m x 4.07m

TOTAL FLOOR AREA: 801 sq.ft. (74.4 sq.m.) approx.

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs

Current 72 | Potential 81

England & Wales | EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions

England & Wales | EU Directive 2002/91/EC

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DPS Deposit Protection Service