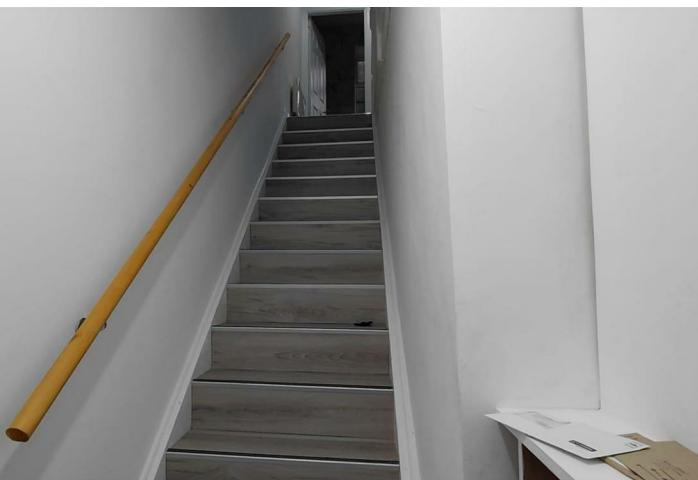




FAILSWORTH: 754 OLDHAM ROAD, FAILSWORTH, M35 9FE. T: 0161 681 2371
LEES: 102 HIGH STREET, LEES, OLDHAM, OL4 5DJ. T: 0161 628 7660



£650 Per Month PCM
600A Ashton Road, Oldham, OL8 3HW

TO LET

600A Ashton Road, Oldham, OL8 3HW

Cousins Estate Agents are pleased to offer this recently renovated one-bedroom flat above a shop, ideal for a single person or couple seeking convenience and comfort.

The property features a well-proportioned reception room with an open-plan kitchen, finished to a modern standard while retaining a warm and inviting feel. The bedroom provides a peaceful retreat, and the bathroom is fitted with contemporary fixtures, offering a practical and comfortable space for everyday use.

The flat benefits from a prime location, close to a range of local amenities including shops, cafés, and restaurants. Excellent public transport links are also nearby, providing easy access to the surrounding areas.

Further benefits include Council Tax Band A, making this an affordable and attractive option. Early viewing is recommended to fully appreciate the charm and potential this property has to offer.

Lounge

Kitchen Area

Bedroom one

Bathroom

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(32-54) E	F		
(1-31) F	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(32-54) E	F		
(1-31) F	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

