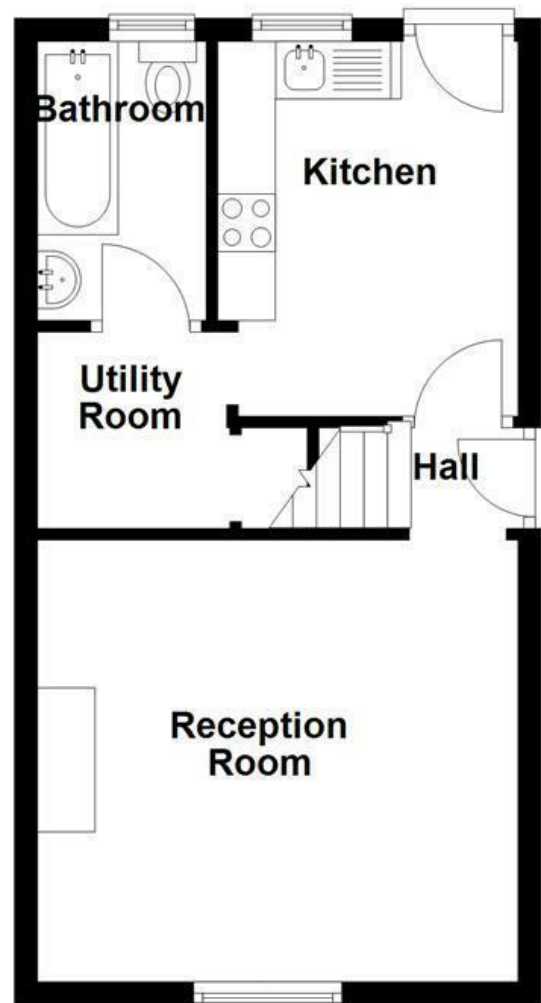
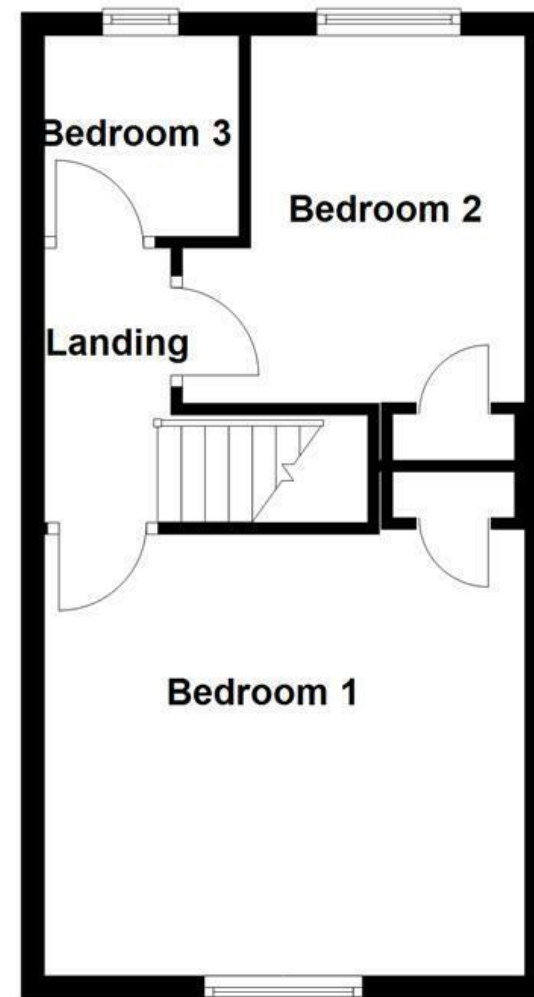


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	70	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Paulden Avenue, Oldham, OL4 2JA

£160,000

IDEAL FIRST TIME HOME OR RENTAL INVESTMENT

Nestled on the charming Paulden Avenue in Oldham, this delightful house presents an excellent opportunity for both first-time buyers and savvy investors. With three bedrooms and a comfortable reception room, this property is designed for modern living. The bathroom is conveniently located, ensuring practicality for everyday use.

The interior of the home is neutrally finished throughout, allowing you to move straight in without the need for immediate renovations. This blank canvas provides the perfect backdrop for you to personalise and make it your own.

The property boasts a lovely lawned rear garden, ideal for enjoying the outdoors, whether it be for relaxing on sunny days or for children to play. The location is particularly advantageous, as it offers easy access to local amenities and key commuter routes, making it a practical choice for those who need to travel for work or leisure.

Some images have been virtually staged to help you envision the potential of this lovely home. This house on Paulden Avenue is not just a property; it is a place where you can create lasting memories. Don't miss the chance to make it yours.

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Paulden Avenue, Oldham, OL4 2JA

£160,000



- Semi Detached Property
- Contemporary Fitted Kitchen And Separate Utility Room
- On Street Parking
- EPC Rating: C
- Three Bedrooms
- Three Piece Bathroom
- Tenure: Leasehold
- One Reception Room
- Enclosed Rear Garden
- Council Tax Band: B

Ground Floor

Hall

4'2 x 3'5 (1.27m x 1.04m)

Hardwood entrance door, stairs to first floor, open access to reception room and door to kitchen.

Reception Room

13'8 x 12'7 (4.17m x 3.84m)

UPVC double glazed part frosted window, central heating radiator, coving and meter cupboard.

Kitchen

10'2 x 8'3 (3.10m x 2.51m)

UPVC double glazed window, central heating radiator, smoke alarm, wall and base units, wood effect worktops, integrated oven, four burner gas hob, extractor hood, stainless steel sink with draining board and mixer tap, boiler, part tiled elevation, wood effect flooring and open access to utility room.

Utility Room

5'7 x 5'5 (1.70m x 1.65m)

Plumbing for washing machine, space for fridge freezer, under stairs storage, wood effect flooring and door to bathroom.

Bathroom

7'11 x 4'10 (2.41m x 1.47m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin with traditional taps, panel bath with mixer tap and rinse head over, part PVC panel elevations and tile effect flooring.

First Floor

Landing

7'11 x 3'2 (2.41m x 0.97m)

Loft access and doors to three bedrooms.

Bedroom One

13'8 x 12'8 (4.17m x 3.86m)

UPVC double glazed window, central heating radiator and over stairs storage.

Bedroom Two

10'11 x 10'2 (3.33m x 3.10m)

UPVC double glazed window, central heating radiator, coving and over stairs storage.

Bedroom Three

5'9 x 5'6 (1.75m x 1.68m)

UPVC double glazed frosted window.

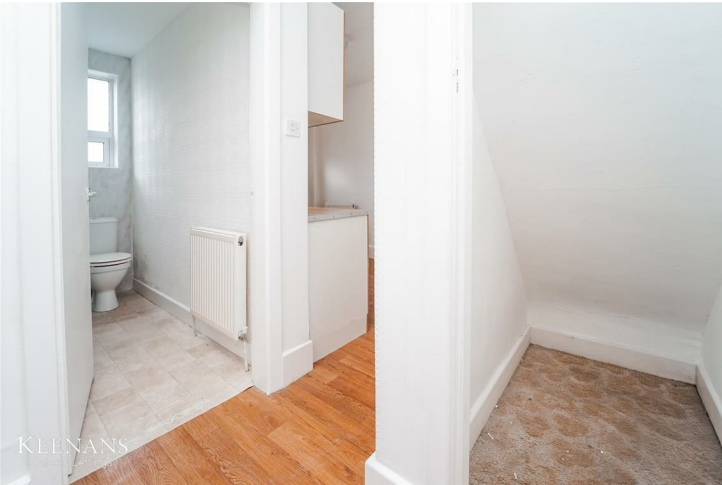
External

Front

Paving, stone chips and bedding aeras.

Rear

Elevated laid to lawn, paving and bedding areas.



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