home estate agents

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Dixon Street, Oldham, OL4 3NG

Offers over £179,950

Offered for sale with no onward chain, this well presented two bedroom mid-terraced stone property provides an excellent opportunity for first-time buyers, downsizers or investors looking for a home in a highly convenient and sought-after location.

Ideally situated within easy reach of the heart of Lees, the property enjoys a superb balance of village convenience and access to the surrounding countryside. A variety of everyday amenities, independent shops, cafés, bars and restaurants are all close at hand, while the nearby communities of Uppermill and Oldham provide further shopping and leisure facilities. The area is also well placed for enjoying the great outdoors, with a selection of scenic walks and open countryside nearby, including the popular Strinesdale Reservoir.
The property also benefits from excellent transport links, with nearby tram services providing direct connections into Manchester City Centre, making this an ideal choice for commuters.

Internally, the accommodation is arranged over two floors and briefly comprises an entrance vestibule leading into a welcoming lounge, with a fitted kitchen/diner to the rear. To the first floor are two bedrooms and a family bathroom.

Externally, the property benefits from a low-maintenance forecourt to the front, whilst to the rear is a yard area, providing a useful outdoor space.

With its attractive stone frontage, convenient village location and the added benefit of no onward chain, this property is sure to appeal to a wide range of buyers and warrants an early viewing.







GROUND FLOOR

Entrance Vestibule
3'2" x 3'3" (0.96m x 0.99m)
Door to front, door leading to:

Lounge
12'9" x 14'5" (3.89m x 4.39m)
Double glazed window to front, radiator, door leading to:

Kitchen/Diner
12'9" x 14'5" (3.89m x 4.39m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, built-in oven, built-in hob with extractor hood over, double glazed window to rear, radiator, stairs leading to first floor, door leading out to rear.

FIRST FLOOR

Landing
Doors leading to:

Bedroom 1
13'1" x 14'5" (3.98m x 4.39m)
Double glazed window to front, radiator.

Bedroom 2
12'10" x 7'10" (3.91m x 2.38m)
Double glazed window to rear, door to built-in storage cupboard, radiator.

Bathroom
4'11" x 6'4" (1.50m x 1.92m)
Three piece suite comprising, bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, double glazed window to rear, radiator.

OUTSIDE
Forecourt garden to the front. Enclosed yard to the rear.

DISCLAIMER
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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Total area: approx. 69.5 sq. metres (747.8 sq. feet)







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