



45 Harrow Avenue Oldham, OL8 4HY

Situated on a quiet cul-de-sac and occupying a desirable corner plot, this two-bedroom semi-detached property offers excellent potential for the right buyer to modernise or extend (subject to the necessary planning permissions). Enjoying an open aspect to the rear overlooking playing fields, the home is ideal for those seeking a peaceful setting with scope to add value. The accommodation comprises a spacious lounge, a kitchen with dining area, two double bedrooms, and a family bathroom. Externally, the property benefits from a long gated driveway to the front, a detached garage to the side, and a generous rear garden extending across the corner plot—offering ample outdoor space and further development possibilities. While the property would benefit from cosmetic upgrading, it has solid foundations and offers a fantastic opportunity for buyers with vision or renovation skills to create a superb home.

Freehold

2 bedrooms

Garage

Large corner plot

No chain

Dining kitchen

New combi boiler

Driveway

£180,000

Entrance Hall

Enter through the new solid door to the hall with stairs to the first floor and door to the lounge.

Lounge 13' 9" x 12' 1" (4.20m x 3.69m)

Bay window. Meter cupboard. door to kitchen/diner.

Kitchen/Diner 9' 5" x 15' 3" (2.87m x 4.64m)

Kitchen units shaped into a c shape to create a peninsular and separate dining area. This would look fantastic extended with French or bi-fold doors opening to the rear garden!

Bedroom 1 11' 7" x 15' 3" (3.53m x 4.65m)

To the front elevation, 2 windows, airing cupboard with new Worcester combi boiler

Bedroom 2 9' 6" x 8' 6" (2.89m x 2.58m)

Smaller double bedroom to the rear.

Family Bathroom 5' 6" x 6' 5" (1.68m x 1.96m)

Panel bath with electric shower above, pedestal wash basin and low level w/c.

Tenure

Freehold

EPC

Council tax

Band B

Investors

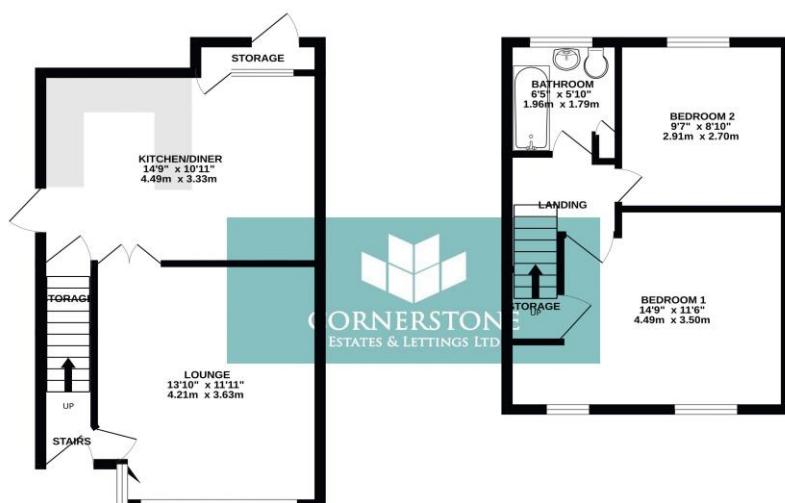
This property offers strong rental potential and would make an excellent addition to a buy-to-let portfolio. If you're an investor looking to secure a property with great letting prospects, our local and regional award-winning Lettings Team is here to help. Contact us today for a free rental valuation of this property and expert advice on expected yields, tenant demand in the area, and how to maximise your return on investment. We also offer a full range of bespoke landlord services designed to support you in growing and managing your portfolio with confidence. Let our experienced team guide you through the next steps of your investment journey.

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GROUND FLOOR

1ST FLOOR



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