



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

Garage

No chain

New combi boiler

2 bedrooms

Large corner plot

Dining kitchen

Driveway

£180,000

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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

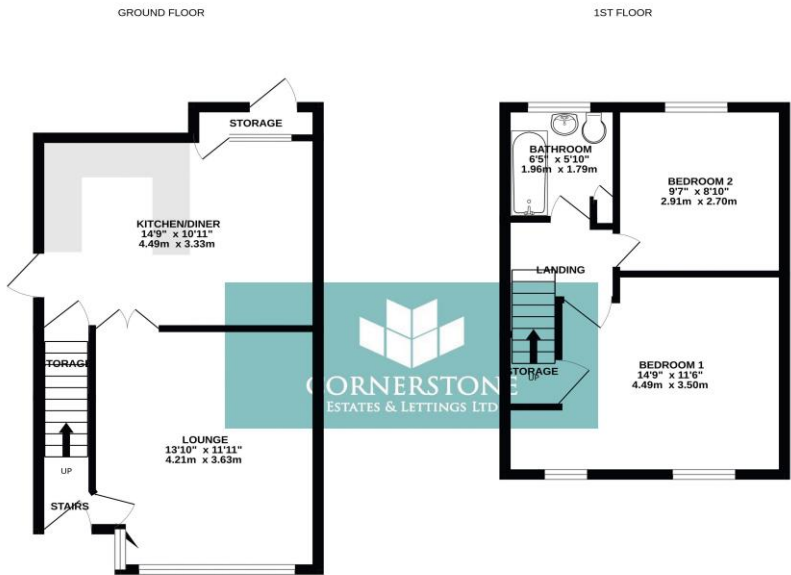
Band B

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.

Mortgage advice

Cornerstone Estates offer Independent Financial Services including Mortgage Advice. Why not take advantage of a FREE initial consultation to see if our whole of market products can save you money, or if we can lend you more to help you achieve your dream home? Your home could be at risk if your do not keep up repayments on your mortgage or



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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

