

**Auction**

## 2 bed terraced house to buy in

Huddersfield Road, Oldham, Greater Manchester, OL4 2RJ

**£65,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Being sold via secure sale online Bidding. Terms and conditions
- ✓ End Terrace
- ✓ A fantastic investment
- ✓ Two Bedrooms
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None

## Description

This two-bedroom end-terrace offers a fantastic investment opportunity. The property comprises a lounge, dining kitchen, two bedrooms, and a bathroom.

Benefiting from additional side windows that enhance natural light, it also features a walled front garden and a private rear yard. In need of full refurbishment, this is an ideal project for investors or builders looking to add value.

Please note this property is being sold to cash buyers only due to damp and subsidence inside. Buyers should make their own enquiries prior to bidding.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 849

Ground Rent Review Period: Peppercorn

Price: Starting Bid £65,000

Property Type: Terraced House

Parking: On Street

Year built: 1884

Construction materials: Brick and block

Roofing type: Slate tiles

Known property issues: Damp, Subsidence

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water


Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

**4 Middle Gate, Newark, Nottinghamshire, NG24 1AG, Tel: 01636 558 540, <https://oliver-reilly.co.uk/>**

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