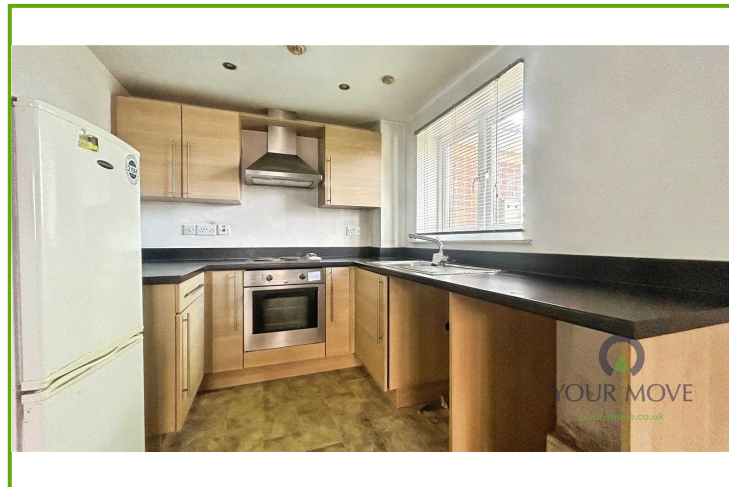
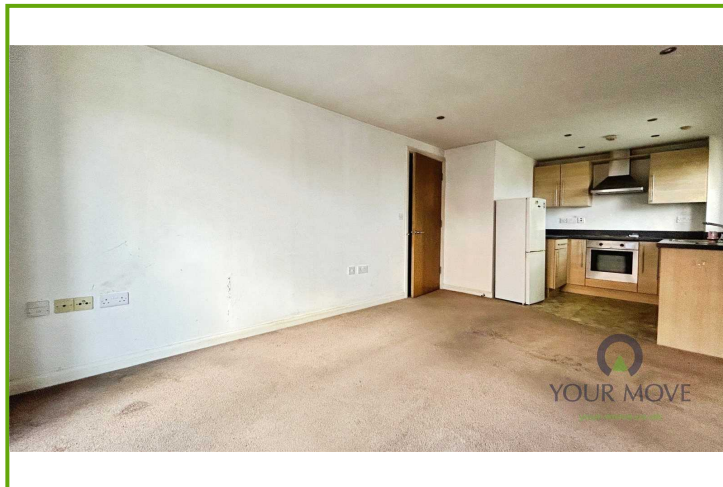
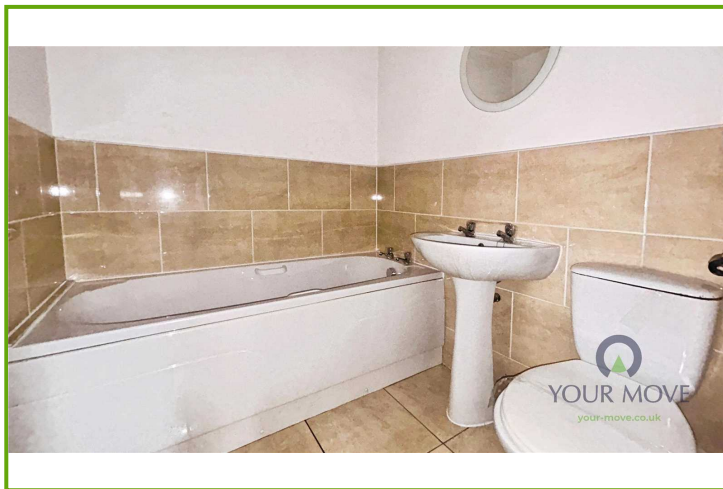
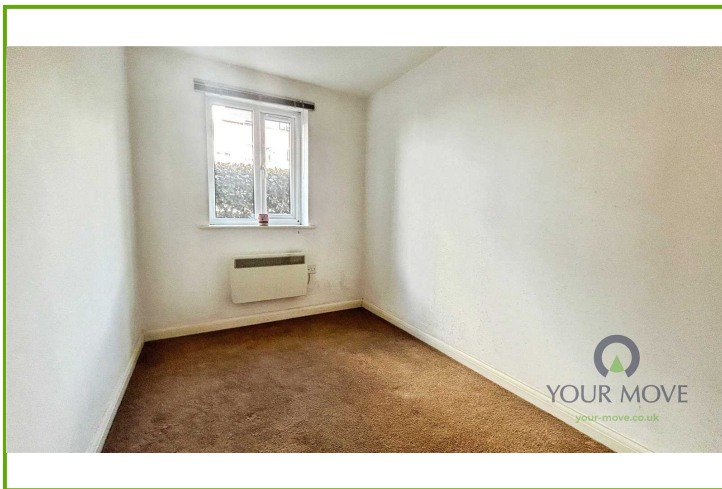
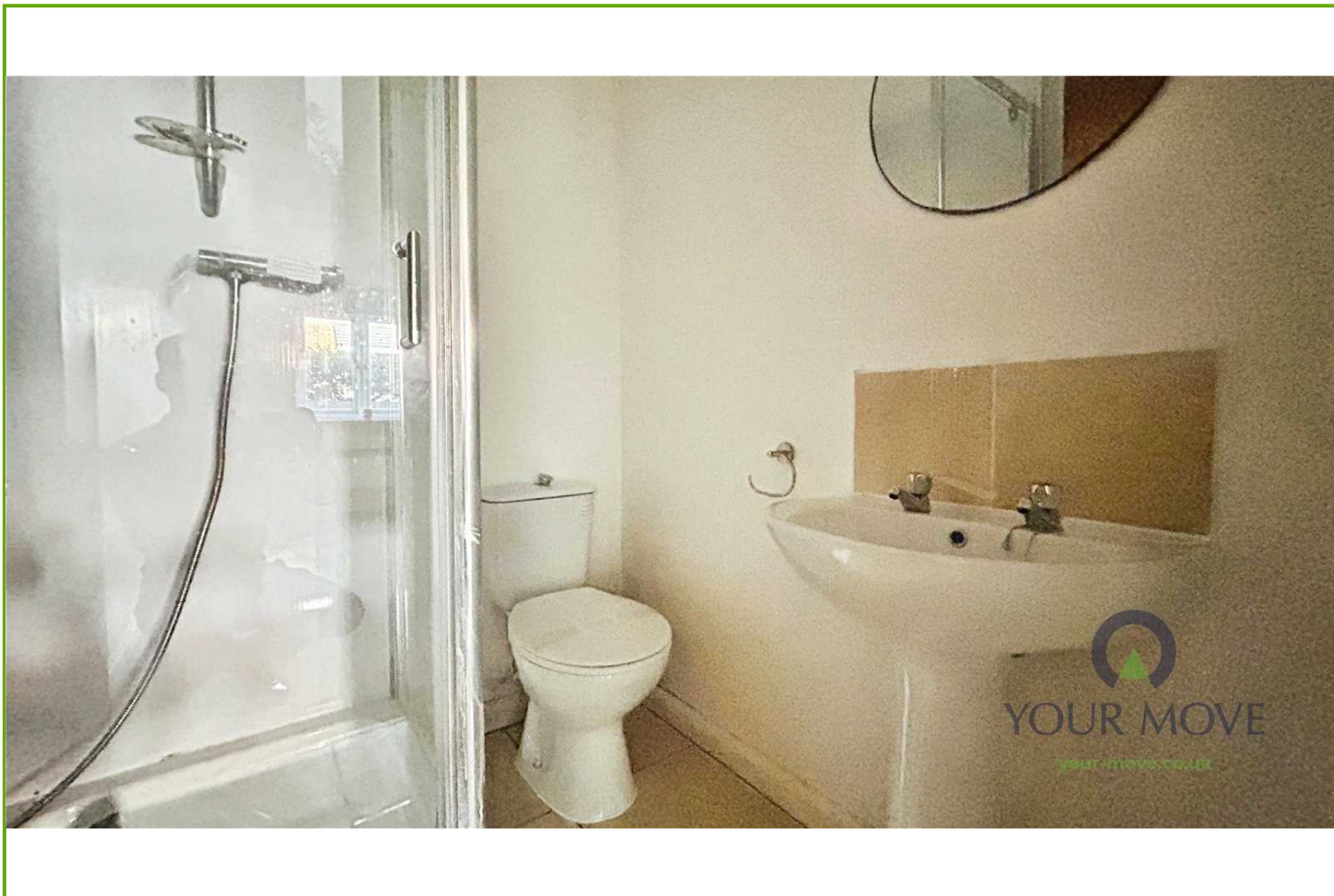
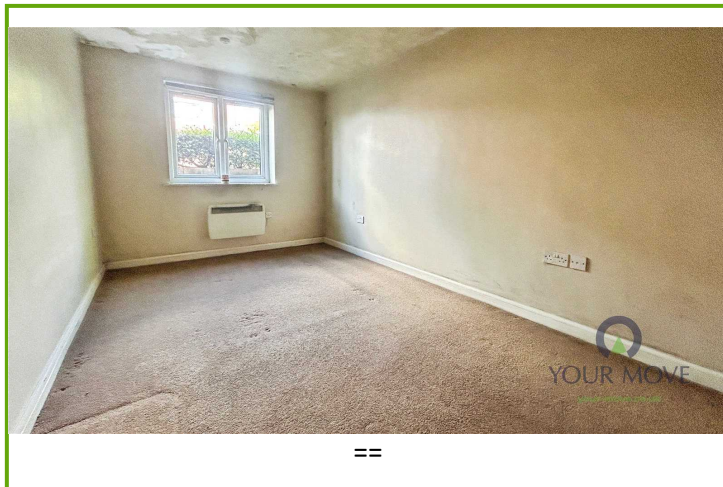
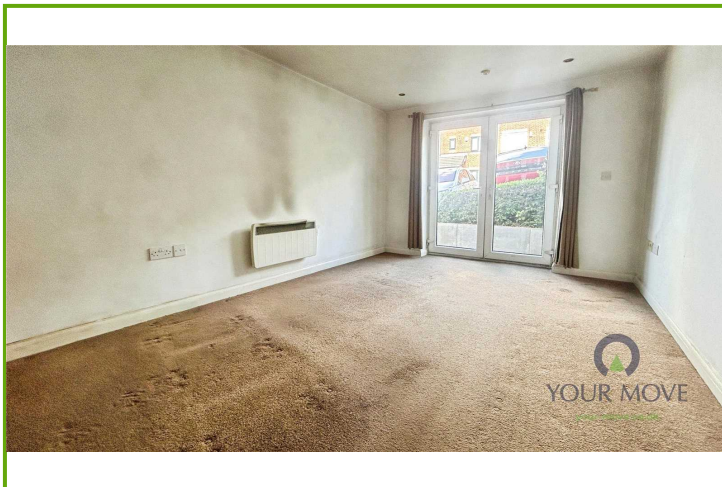




Apartment 1, Pennine Rise,
Stoneclough Mews, Oldham,
Greater Manchester, OL1

Asking Price: £105,000

Tenure: Leasehold



your-move.co.uk

Apartment 1, Pennine Rise, Stoneclough Mews, Oldham, Greater Manchester, OL1

Council Tax Band: A EPC Rating: D Local Authority: Oldham Council

Nestled within a popular and well-established residential development, this ground floor apartment at Pennine Rise presents an excellent opportunity to acquire a spacious home with fantastic potential. Offering well-balanced accommodation and the convenience of allocated parking, the property is ideal for a range of buyers looking to create a comfortable and stylish living space.

Entrance Hall

A welcoming central hallway provides access to all areas of the property, creating a practical and well-organised layout. Offering space for coats and shoes, it sets the tone for the home with a clean and functional feel.

Open-Plan Kitchen / Dining / Lounge

22'2" x 10'6" (6.76m x 3.2m)
Forming the heart of the home, this spacious open-plan reception area is designed for modern living. The kitchen offers ample worktop and storage space, flowing seamlessly into the dining and lounge areas to create a sociable and versatile environment. Ideal for both everyday living and entertaining, this room benefits from a natural sense of light and flexibility in layout.

Master Bedroom

14'7" x 8'8" (4.45m x 2.64m)
A generously sized principal bedroom positioned straight ahead from the hallway, providing a comfortable and private retreat. The room offers plenty of space for bedroom furnishings and is enhanced by the convenience of its own ensuite shower room.

Bedroom 2

11'1" x 6'7" (3.38m x 2m)
A well-proportioned second bedroom, ideal for use as a guest room, home office or additional living space. Its versatility makes it suitable for a range of needs, whether for homeowners or tenants.

Family bathroom

6'2" x 5'7" (1.88m x 1.7m)
A functional bathroom serving the property, fitted with a bath, wash basin and WC. Conveniently located off the hallway, it supports both residents and guests.

External

Externally, the property benefits from access to a communal garden to the rear, providing a pleasant outdoor space to relax and enjoy the surroundings. An allocated parking space further enhances the practicality of the home.

Area and local amenities

The property is located in a well established residential area within Oldham, offering a strong balance of everyday convenience, transport links and access to surrounding towns and Manchester city centre. Oldham town centre is within walking distance or a short drive, providing a wide range of shops, supermarkets, cafes, restaurants and essential services. The area is ideal for commuters, with Oldham Central and Oldham King Street Metrolink stops within easy reach, offering direct tram services into Manchester city centre.

For wider shopping and leisure needs, there are several major supermarkets and retail parks close by, including Tesco Extra and Sainsburys within a 5 to 10 minute drive, along with the Spindles Town Square Shopping Centre in Oldham town centre offering a variety of high street retailers and dining options. The M60 and M62 motorway excellent connections across Greater Manchester, Leeds and beyond.

The area is particularly well served for healthcare, with The Royal Oldham Hospital located very close by, offering a full range of emergency and specialist medical services, making it a major benefit for both families and professionals. The location is also well regarded for schooling, with St Herbert’s RC Primary School around 5 minutes away, Alexandra Park Junior School and St Anne’s RC Primary School both within a short drive, and The Blue Coat School, a highly regarded secondary school, within around 10 minutes. There are also several nurseries and early years settings nearby, adding to the family friendly appeal.

Additional Information

Remaining Lease - 105 Years
Ground rent - £150 per annum

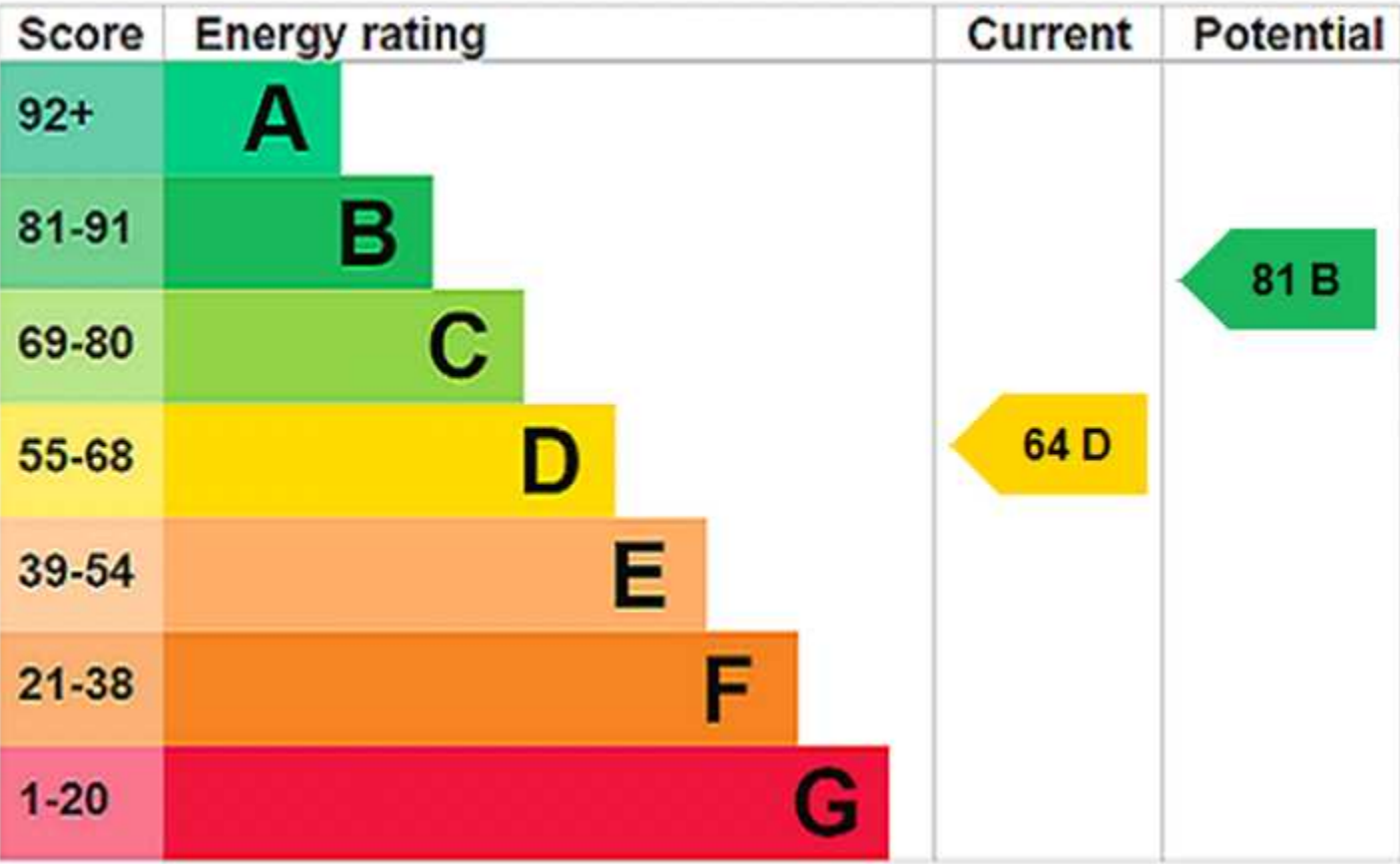
Service Charge - Awaiting details

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.

