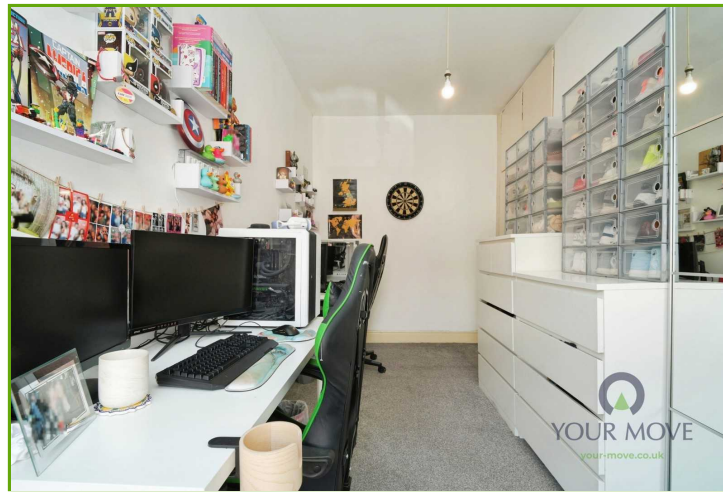
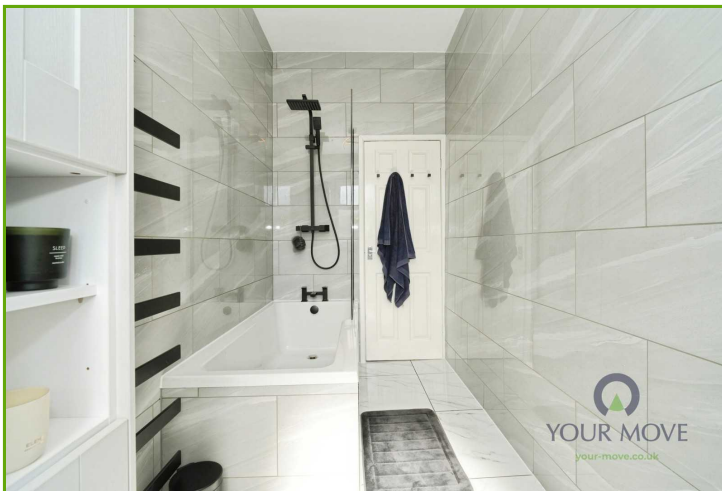
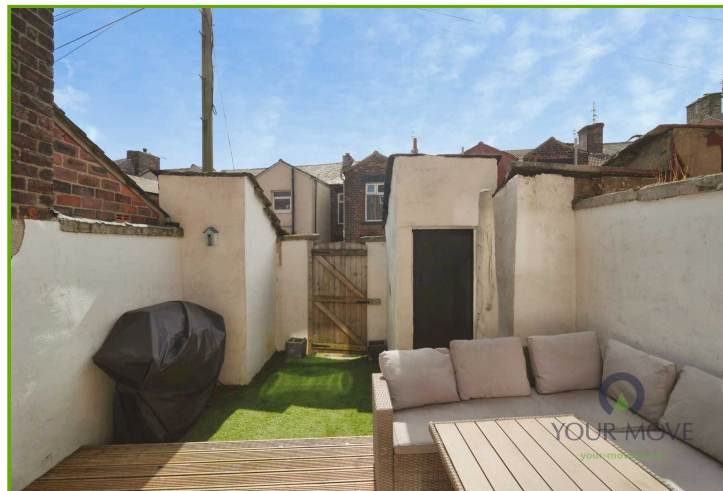




Granite Street, Oldham, Greater Manchester, OL1

Asking Price: £160,000

Tenure: Freehold



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

Offering well-proportioned accommodation across two floors, this attractive two-bedroom mid-terrace property is a fantastic move-in ready home, ideal for first-time buyers, couples, small families or investors alike. Featuring two generous double bedrooms, a comfortable living room, practical kitchen, family bathroom and private rear patio, the property offers a great combination of comfort, convenience and low-maintenance living.

Living Room

15'1" x 14'2" (4.6m x 4.32m)
A welcoming and comfortable living room positioned at the front of the property, offering a bright and versatile space for relaxing, entertaining guests and enjoying everyday family life. There is ample room for a good range of furniture, making this a pleasant and practical reception room.

Kitchen

15'1" x 9'9" (4.6m x 2.97m)
Located towards the rear of the property, the kitchen provides a functional and well-planned space for everyday cooking. There is room for a range of appliances, useful storage and preparation areas, with access leading conveniently towards the rear patio.

Bedroom 1

12' x 9'9" (3.66m x 2.97m)
A spacious double bedroom offering plenty of room for a double bed and additional furniture. The generous proportions make this an excellent principal bedroom with plenty of scope to create a comfortable and relaxing retreat.

Bedroom 2

15' x 8' (4.57m x 2.44m)
A second well-proportioned double bedroom providing excellent flexibility. Perfect as a bedroom, guest room or home office, this versatile space offers plenty of room to suit a variety of needs.

Family bathroom

11'10" x 4'11" (3.6m x 1.5m)
The first-floor family bathroom is conveniently positioned alongside both bedrooms and provides a practical space for the household. Offering the essential facilities, it completes the first-floor accommodation.

Rear patio

To the rear of the property is a private, low-maintenance patio area, providing a useful outdoor space for seating, entertaining or simply enjoying some fresh air. An ideal option for those wanting outdoor space without the upkeep of a large garden.

Area and local amenities

Situated in a convenient residential location close to Oldham town centre, the property is ideally placed for a wide range of everyday amenities. Oldham town centre is approximately 5 minutes away by car and offers an excellent selection of shops, supermarkets, cafés, restaurants and essential services. There are also a variety of local convenience stores and amenities nearby, making day-to-day living particularly straightforward.

The location is well suited to families and commuters, with a selection of schools, leisure facilities and green spaces within easy reach. Alexandra Park is approximately 10 minutes away by car, providing a lovely setting for walks and outdoor activities, while Royal Oldham Hospital is around 10 minutes away. Local bus services and Oldham's Metrolink network provide convenient connections across Greater Manchester, including towards Rochdale and Manchester city centre.

For those travelling by car, the property benefits from excellent access to the A62 and wider road network, with Manchester city centre approximately 25 to 30 minutes away depending on traffic. The surrounding area also provides easy access to retail destinations including Alexandra Retail Park and Elk Mill Shopping Park, both within approximately 10 to 15 minutes by car. With its combination of local amenities, transport links and leisure facilities, the location offers an excellent balance of convenience and connectivity.

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All Measurements
All Measurements are Approximate.

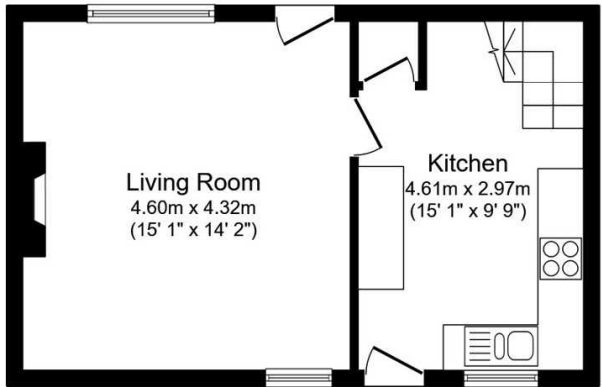
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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

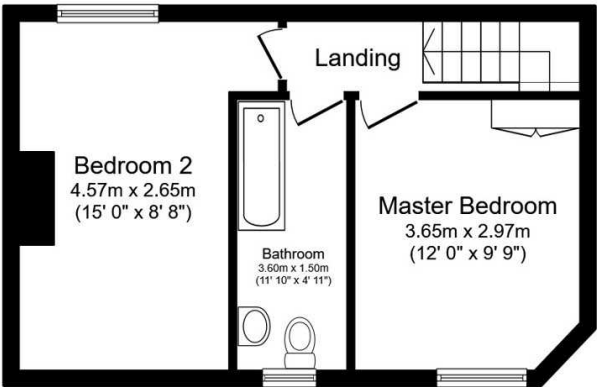
Other important information which you will need to know about this property can be found at your-move.co.uk

Score	Energy rating	Current	Potential
92+	A		88 B
81-91	B		
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 67.8 sq.m. (730 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Your Move. Powered by www.focalagent.com