



3 bed terraced house to buy in

Holly Grove, Lees, Oldham, Greater Manchester, OL4 3JL

£195,000 Starting Bid

 x 3  x 1  x 1

Tenure

Leasehold

Property features

- ✓ Three Bedrooms
- ✓ Sold by Secure Sale
- ✓ Tenanted
- ✓ EPC Rating D

Garage parking

Key Information

- ✓ Council Tax: **Band B**
- ✓ EPC Rating: **D**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Mobile signal: **Good**

Description

This three-bedroom end-terrace property is offered for sale by auction with a tenant in situ, making it an excellent investment opportunity.

Upon entering the property, you are welcomed by an entrance hallway leading into a spacious open-plan living and dining room. Large windows at both the front and rear allow an abundance of natural light to flood the space, creating a bright and airy atmosphere. From the dining area, an archway leads through to the fully fitted kitchen, which offers ample cupboard and worktop space.

The first floor comprises three well-proportioned bedrooms, including two generous double bedrooms and a good-sized third bedroom. There is also a spacious landing and a family bathroom fitted with a bath, WC, and wash basin.

Externally, the property benefits from a private, enclosed rear garden with a paved patio area, ideal for outdoor seating and entertaining. To the front is a lawned garden, adding to the property's kerb appeal. The property also includes the added benefit of a separate garage located nearby.

With a tenant already in situ, this property presents an attractive opportunity for investors seeking an income-producing asset.

Living Room

2.79x7.35m - Living Dining Room with windows at both end

Kitchen

2.31x3.25 - fully fitted kitchen with archway into dining area

Bedroom

3.10x3.26m - double bedroom

Bedroom

2.81x3.3 - double bedroom

Bedroom

2.17x2.41 - bedroom

Bathroom

2.31x1.91 - bathroom with bath , WC & Basin

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 943

Annual Ground Rent Amount: £13.00

Price: Starting Bid £195,000

Property Type: Terraced House

Parking: Garage, On Street

Year built: 1970

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: 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: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

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