

# Taurus Street, Oldham



- Mid Terrace Property
- Two Bedrooms
- Fitted Kitchen Diner
- uPVC Double Glazed
- Gas Central Heating
- Close To Local Amenities & Transport Links
- Ideal For First Time Buyer/Investor
- No Chain

## £57,500 REDUCED

**Description:** We are delighted to receive instructions from our clients to offer for purchase this mid terrace property located in the Greenacres area of Oldham, conveniently close to local shops, transport links and popular schools. The accommodation on offer briefly comprises; entrance vestibule, lounge, kitchen diner, utility room, two first floor bedrooms and bathroom w.c. The property has the benefit of uPVC double glazing and gas central heating. Outside the property is pavement fronted with street parking, to the rear is an enclosed yard. Offered with no chain the property is ideal for the first time buyer or buy to let investor.

**Directions:** From our office head west on High Street A669 towards New Street, follow A669, turn right into Wellyhole Street, continue on to Constantine Street, turn left on to Greenacres Road, at the roundabout take the second exit and stay on Greenacres Road, turn right into Spring Street, turn left onto Greenwood Street and left onto Taurus Street, where the property can be located.

**Viewings:** Strictly by appointment with the Agents

**Reference:** SB/VS/AL04487/300616/01

**Property Cont./.... Taurus Street, Oldham**

**Accommodation**

**Ground Floor**

**Entrance Vestibule** Via uPVC double glazed front door with uPVC double glazed fan light, internal door giving access to lounge.

**Lounge** 12' 10" x 12' 6" (3.91m x 3.81m) With feature fire surround housing coal effect fire, uPVC double glazed window with leaded light, coved ceiling, dado rail, ceiling fan light, panelled radiator, television aerial point, access to kitchen diner.



**Kitchen Diner** 14' 7" x 12' 10" (4.44m x 3.91m) With a range of fitted wall and base units with complimentary work surfaces incorporating a single drainer sink unit with centre vegetable drainer and mixer tap, splash tiling, cornice with inset spotlighting, coved ceiling, single panelled radiator, spindle staircase leading to the first floor, uPVC double glazed window, door leading to utility room.

**Utility Room** With wall mounted gas combination boiler, uPVC double glazed frosted window, uPVC double glazed frosted external door, ceiling light point, shelving, plumbed for automatic washing machine.

**First Floor**

**Landing** Via spindle staircase, dado rail, ceiling light point.

**Bedroom One** 13' 7" x 12' 8" (4.14m x 3.86m) With fitted wardrobes, overhead cupboards, bedside cabinets, display alcoves, sliding wardrobes, coved ceiling, uPVC double glazed window, ceiling fan light, panelled radiator, laminate floor.



**Property Cont./.... Taurus Street, Oldham**



**Bedroom Two** 9' 11" x 8' 4" (3.02m x 2.54m)  
With uPVC double glazed window, covered ceiling, ceiling light point, panelled radiator.

**Bathroom w.c.** 5' 10" x 5' 5" (1.78m x 1.65m) With a three piece suite in white comprising; panelled bath with electric shower over, low flush w.c., pedestal wash hand basin, tiled elevations, inset spotlighting, tiled floor, towel radiator, uPVC double glazed frosted window.



**Outside** The property is pavement fronted with street parking. To the rear of the property there is an enclosed paved yard area with boundary walls, wooden gate giving access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	53	80
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	50	79
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**Please Note:** We have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify they are in working order or fit for their purpose. Furthermore, solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they would take such measurements themselves.

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