



2 bed apartment to buy in OL4

Arncliffe Rise, Oldham, Manchester,
Lancashire, OL4 2LZ

£140,000 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Living Room
- ✓ Bathroom
- ✓ Bedrooms
- ✓ Kitchen
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

0191 7371 168
northwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. **** AUCTION****

NO CHAIN

Immediate 'exchange of contracts' available

Being sold via 'Secure Sale' Upper Floor Apartment in a peaceful and scenic location. This bright and spacious 2-bedroom property boasts communal gardens and a garage. Enjoy a well-lit living space with a serene atmosphere. Perfect for those seeking tranquility and comfort.

This beautifully presented two-bedroom top-floor apartment is set within an idyllic rural countryside location, forming part of a historic hospital conversion dating back to 1988. Offering a unique blend of character, charm and modern living, this exceptional home is not to be missed.

Approached via a private lane, the property enjoys a peaceful and exclusive setting, complemented by generous communal gardens, ample residents' parking and a private garage to the rear. The combination of its tranquil surroundings, distinctive character and practical amenities makes this an ideal home for those seeking both comfort and convenience.

Upon entering the building, secure access is provided via a communal entrance with a buzzer entry system, leading into a spacious and welcoming communal hallway. The apartment itself is situated on the first floor and is accessed via a characterful hallway, setting the tone for this distinctive home.

The spacious living room is a particularly attractive feature, benefiting from two large windows that allow plenty of natural light to flood the room while offering scenic views over the surrounding countryside.

The fitted kitchen provides a good range of cupboard and worktop space, offering a practical foundation for modernisation and improvement.

To the upper floor are two well-proportioned bedrooms, each benefiting from Velux windows, creating bright and airy spaces with views towards the surrounding rural landscape. There is also a large bathroom, again with a Velux window, fitted with a bath, separate shower, WC and wash basin.

To the rear of the apartment you have our own Garage.

Although the property would benefit from some updating and modernisation, it offers an excellent opportunity for someone looking to put their own stamp on a characterful home. With a little love and imagination, this could become a truly beautiful apartment, enjoying a private and peaceful setting surrounded by open countryside

Situated in a convenient yet tucked-away location, the property provides easy access to local amenities, transport links, and surrounding countryside..

Living Room

3.71x7.68 - spacious living room with 2 exit doorways

hallway

1.82x5.36 - entrance hall with staircase leading to first floor

Kitchen

2.51x3.28 - fitted kitchen

Bathroom

5.51x2.52 - fitted bathroom with bath , shower cubicle , Wc and washbasin

Bedroom

3.71x2.51 - bedroom

Bedroom

5.57x2.56 - bedroom

Eaves Room

2.02x4.69 - storage room in the eaves with door access

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 961

Annual Ground Rent Amount: £70.00

Annual Service Charge Amount: £2,040.00

Price: Starting Bid £140,000

Property Type: Apartment

Parking: Allocated, Garage

Construction materials: Brick and block

Roofing type: Concrete roof tiles

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: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Arncliffe Rise, Oldham, Manchester, Lancashire, OL4 2LZ

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

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 7371 168,
northwest@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

