



5 bed semi-detached house to buy in OL4

New Royd Avenue, Lees, Oldham, Greater Manchester, OL4 3PH

£250,000 Starting Bid

 x 5  x 2  x 2

Tenure

Freehold

Property features

- ✓ cash buyers
- ✓ Living Room
- ✓ Kitchen
- ✓ Bathroom
- ✓ EPC Rating D

Off Street parking

Key Information

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

Arrange a viewing

Abigail Hall
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

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

Immediate 'exchange of contracts' available

Being sold via 'Secure Sale'

5-bedroom semi-detached bungalow boasting a tranquil setting. This property features a spacious garden, garage, and outdoor space. Ideal for families seeking a peaceful retreat on a quiet cul-de-sac. Don't miss out on this gem! Book a viewing today."

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £250000

We are delighted to bring to the market, via auction, this spacious and unique semi-detached dormer bungalow, occupying an elevated position with fabulous far-reaching views. Tucked away on the border of Lees and Austerlands, this property offers an exciting opportunity for buyers looking to create a fantastic family home.

Although the property requires modernisation and remedial works to complete previous repairs, it is bursting with potential and is offered for sale with no onward chain.

The ground floor comprises an entrance porch leading into a welcoming hallway. To the front is a versatile room, ideal as a bedroom, home office or snug. The generous living room enjoys a large picture window, flooding the space with natural light while making the most of the stunning views. To the rear is a dining area with patio doors opening onto the rear garden, creating an excellent space for entertaining.

The ground floor also benefits from a bathroom fitted with a bath, WC and wash hand basin, together with a further room that could be used as an additional bedroom. Subject to the necessary planning permissions and building regulations, this room could also be incorporated into an enlarged kitchen/dining space.

The kitchen is currently without units following a previous fire, providing a blank canvas for buyers to design and install a kitchen to their own taste and specification.

To the first floor, this double dormer bungalow offers an exceptionally spacious principal bedroom, with windows at both ends allowing an abundance of natural light to flood the room while enjoying spectacular far-reaching views. There are also two further generous double bedrooms.

In addition, the first floor benefits from a room designated for a bathroom. Although it is not currently fitted, it provides an excellent opportunity for the new owner to design and install a bathroom or shower room to their own taste and specification, subject to any necessary building regulations.

Externally you have a garage and parking space to the front with a lawned garden area . To the rear you have a fabulous garden with so much potential .

To the rear of the property is a superb-sized garden, which is mainly laid to lawn with a small tiered section, making the most of the natural slope of the plot. With a little imagination and landscaping, this outdoor space has the potential to become a truly stunning garden, perfect for families, entertaining, or simply relaxing while enjoying the surrounding views.

New Royd Avenue is a quiet cul-de-sac situated just off Huddersfield Road, on the sought-after border of Lees and Austerlands. This consistently popular location offers the perfect balance of countryside living and convenience, with scenic walks on the doorstep while Oldham town centre is just a 10-minute drive away, providing a wide range of shops, amenities and leisure facilities. Manchester city centre is approximately 30 minutes away by car, making this an excellent location for commuters.

This is a rare opportunity to acquire a property with exceptional potential in a highly desirable location, offering spacious accommodation, impressive views .

Living Room

5.99x3.11

Dining Room

3.94x1.95

Kitchen

2.82x2.91

Bedroom

3.07x3.83

Bedroom

3.37x2.30

Sunroom

3.32x2.33m - sunroom on side of proerty accessed via kitchen

Master Bedroom

7.19x2.20 - master bedroom

Bedroom

3.73x2.90

Bedroom

3.32x2.89

Bathroom

2.74x1.76 - bathroom , no fitted bathroom in place

Bathroom

1.64x1.93 - downstairs bathroom , with Bath, W/C and handbasin

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £250,000

Property Type: Semi-detached house

Parking: Off Street

Construction materials: Brick and block

Roofing type: Slate 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: No

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		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

New Royd Avenue, Lees, Oldham, Greater Manchester, OL4 3PH

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

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