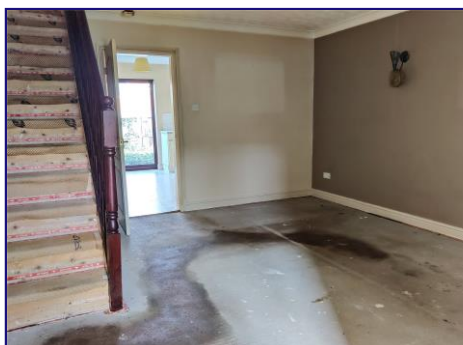


**RYDER &
DUTTON**

CHARTERED SURVEYORS
VALUERS • ESTATE AGENTS

Asking Price £150,000



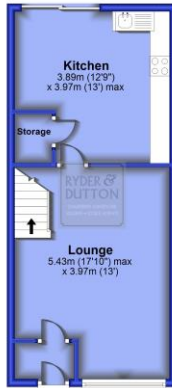
A modern built, three bedroom townhouse in need of refurbishment and modernisation but offering excellent potential. Offered for sale with no onward chain - an ideal purchase for a first time buyer or investor! EPC - TBC

237 Milne Street, Chadderton, Oldham, OL9 0ET

To view this property call 0161 652 1234

We are available 8:30 am – 8:30 pm weekdays and 10:00 am – 4:00 pm at weekends

Ground Floor



GROUND FLOOR

Lounge 17'10" max x 13' (5.44m max x 3.96m).

Kitchen 13' max x 12'9" (3.96m max x 3.89m).

FIRST FLOOR

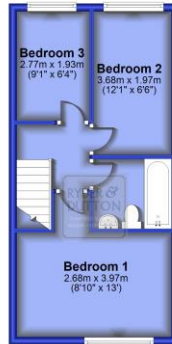
Bedroom 1 13' x 8'10" (3.96m x 2.7m).

Bedroom 2 12'1" x 6'6" (3.68m x 1.98m).

Bedroom 3 9'1" x 6'4" (2.77m x 1.93m).

Bathroom

First Floor



VIEWING SERVICES	Strictly by appointment with the selling agent
TENURE	All mains services are available.
COUNCIL TAX BAND	Leasehold
LOCAL AUTHORITY	B
	Oldham Metropolitan Borough Council

We recommend you seek information from the following websites before committing to a purchase

Map Quest	http://www.mapquest.co.uk
Local Council	http://www.gov.uk/find-your-local-council
Council Tax Enquires	http://www.voa.gov.uk
Department for Education and Skills	http://www.education.gov.uk
Local School Information	http://www.schoolsnet.com
Coal Mining Reports	http://www.coal.decc.gov.uk
Flood Check	http://www.homecheckflood.co.uk/floord_risk.html
Environment agency	http://www.environment-agency.gov.uk
Broadband Speed	http://www.broadbandspeedchecker.co.uk/broadband_speed_in_my_area.aspx

This property is being dealt with by our office at: 7 Union Street, Oldham, OL1 1HA

Ryder & Dutton for themselves and the vendor/lessors of this property give notice that these particulars have been prepared in good faith. They are intended for descriptive purpose only and do not constitute any part of an offer or contract. Room sizes quoted are approximate and should not be used for ordering carpet, curtains etc. Any intending purchaser must satisfy themselves by inspection or otherwise as to the information provided and condition of the property and no warranty is given by the vendor, their agents or any other person in their employment. The property is offered subject to contract, prior sale or withdrawal. Please note floor plans are for identification purposes only. Accuracy is not guaranteed. They are not to scale and should not be relied upon for any purchase.