



We are delighted to offer to the market this 2-bedroom first floor apartment on Fairbourne Walk, Oldham.

**Apartment 12,
Fairbourne Court,
Fairbourne Walk,
Oldham, Greater
Manchester, OL1 4RY**

Asking Price:

£95,000

EPC Rating: B



We are delighted to offer to the market this 2-bedroom first floor apartment on Fairbourne Walk, Oldham.

The property offers a well-adapted layout and comfortable accommodation supporting a wide array of individual or collective family activities.

This property has accommodation briefly comprising on the first floor; The living room/kitchen draws in an abundance of natural daylight creating a bright and airy feeling throughout. The kitchen is fully equipped with fittings including sleek mounted units and contemporary work surfaces.

Continuing on there is a commodious master bedroom benefitting from a Juliet balcony and an additional double bedroom with both rooms having extra space for storage. The family bathroom comprises of a modern 3-piece suite with a bath.

Externally the property has an allocated parking space.

Located in less than a 5-mile drive is Greenfield Railway Station which provides services to



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destinations such as Huddersfield, Manchester Piccadilly and Stalybridge. Spindles Town Square Shopping Centre, Royal Oldham Hospital and Oldham Edge Park & Garden are all less than a 30-minute drive away. Viewing highly recommended to appreciate the opportunity on offer.

Living Room/Kitchen 17'2" x 13'9" (5.23m x 4.2m).

Bedroom 1 11'9" x 10'10" (3.58m x 3.3m).

Bedroom 2 11'9" x 6'6" (3.58m x 1.98m).

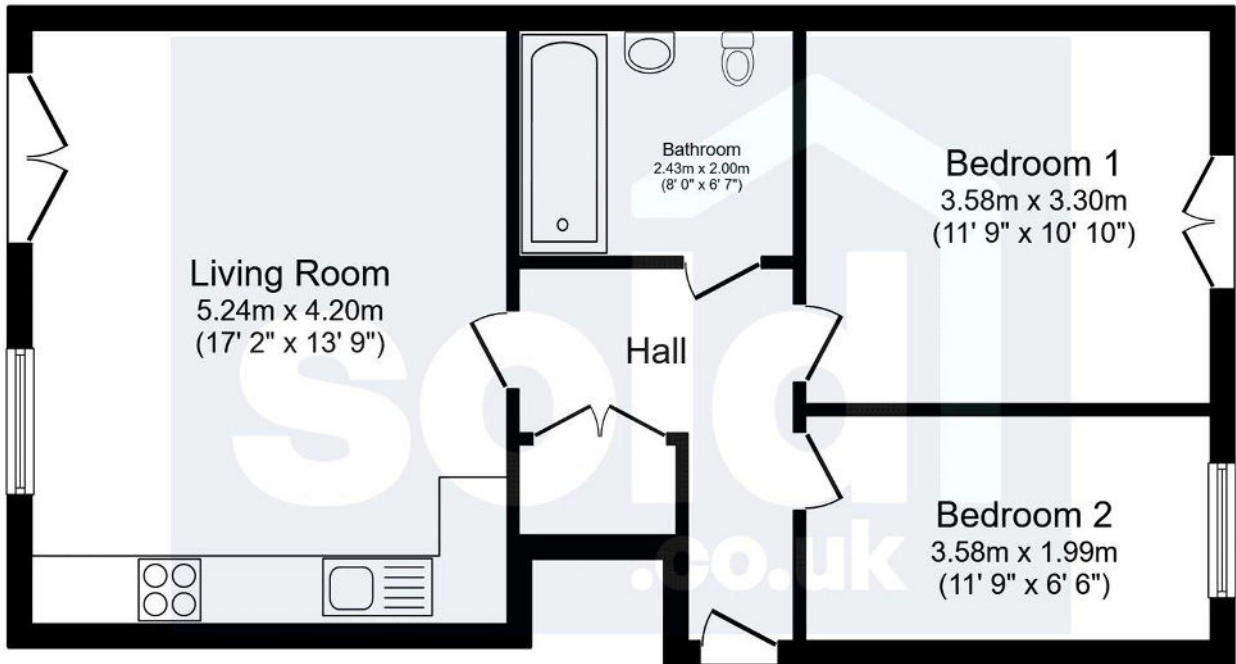
Bathroom 8' x 6'7" (2.44m x 2m).

Council Tax Band - A

Tenure - Leasehold

Viewing - By appointment through [Sold.co.uk](https://www.sold.co.uk)





Fairbourne Court, Fairbourne Walk

Total floor area 54.0 sq.m. (581 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(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	

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract