



**2 Station Street, Springhead, Oldham, OL4 4PQ**  
**Offers In The Region Of £279,950**

An extended, semi detached house in a popular and established cul de sac position with pleasant outlook abutting an attractive bridle path. Viewing comes highly recommended. Comprising side entrance hall, lounge, study/bedroom 4, dining room, kitchen, three bedrooms and bathroom & WC. The outside reveals garden areas at the front with a large driveway, a patio area to the side, and a private rear garden with a further two patio areas.. Close to local shops, schools and public transport. This property is owned by a member of staff at Wild & Griffiths.

## ACCOMMODATION

### GROUND FLOOR

#### SIDE ENTRANCE HALL

#### LOUNGE

14'11" x 17'9" (4.55 x 5.43)



Solid wood fire surround and marble effect hearth with cast iron electric fire inset.

#### STUDY / BED FOUR

8'4" x 12'2" (2.55 x 3.72)



#### DINING ROOM

12'7" x 7'9" (3.85 x 2.38)



#### KITCHEN

6'5" x 9'6" (1.97 x 2.90)



Single drainer, one and a half bowl Astracast sink unit. Cooker extractor. A range of solid oak wall and base units with worktops and splash back tiling. Plumbing for automatic washer/dryer and dishwasher.

Worcester Bosch combination central heating boiler.

#### FIRST FLOOR

8'2" x 12'0" (2.50 x 3.68)

#### BEDROOM ONE

8'2" x 12'0" (2.50 x 3.68)



To the rear.

#### BEDROOM TWO

8'0" x 10'10" (2.46 x 3.31)



To the front.

#### BEDROOM THREE

7'9" x 5'8" (2.37 x 1.73)

To the rear.

#### BATHROOM & WC

5'8" x 6'7" (1.73 x 2.02)



Three piece white Vitra suite, shower over the bath, tiling.

#### LANDING

## EXTERNALLY



Front gardens and driveway, patio area at the side. The rear is private with two patio areas, borders and small lawned area.

## SERVICES -

All main services are installed.

## IMPORTANT NOTICE -

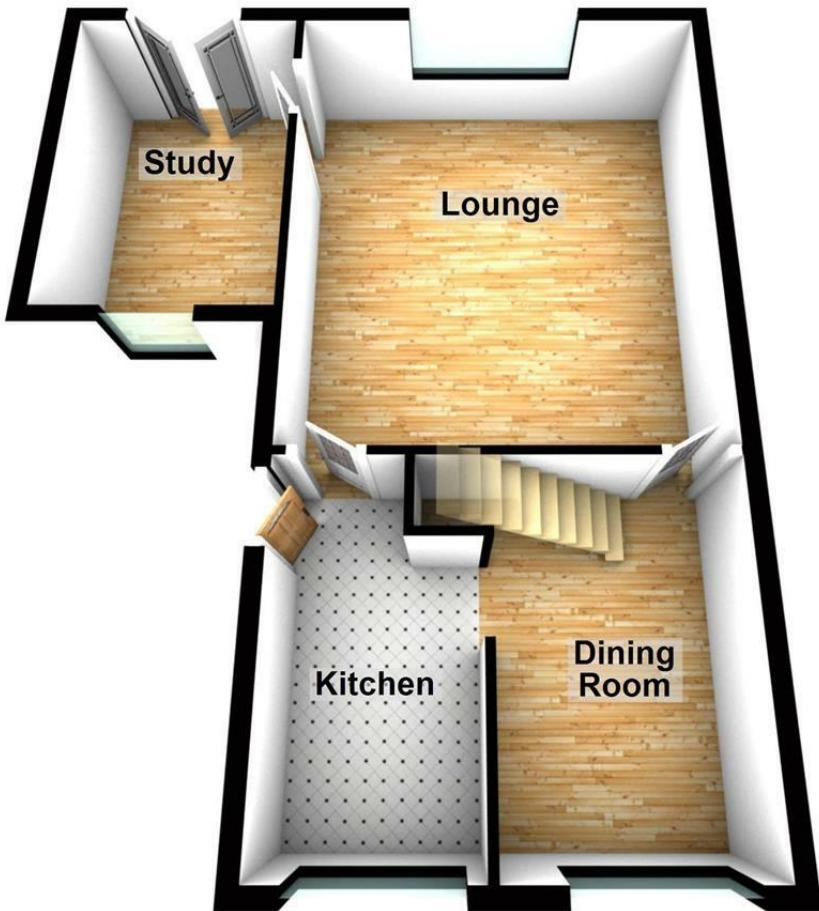
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

## DISCLAIMER -

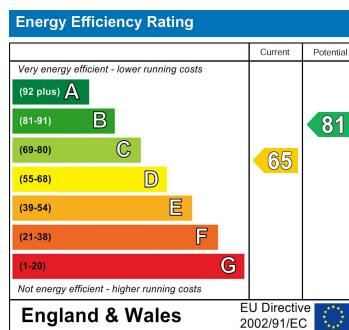
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## Ground Floor



## First Floor



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