



**114 Brompton Street, Glodwick, Oldham, OL4 1AG**  
**Offers In The Region Of £115,000**

**MID TERRACE !! TWO RECEPTION ROOMS !! TWO DOUBLE BEDROOMS !! ATTIC ROOM !! MODERNISATION REQUIRED !! NO CHAIN !!** The house on Brompton Street comprises entrance hall, front lounge, rear lounge, kitchen, two bedrooms, bathroom and WC and a large attic room. There is a forecourt and yard to rear.

## ACCOMMODATION

### GROUND FLOOR

#### HALL

#### FRONT LOUNGE

10'6" x 12'7" (3.22 x 3.84)



#### KITCHEN

7'1" x 10'4" (2.18 x 3.17)



Single drainer, stainless steel, sink unit. Basic range of units.

### FIRST FLOOR

#### BEDROOM ONE

14'6" x 12'6" (4.44 x 3.83)



To front.

#### REAR LOUNGE

14'7" x 14'1" (4.47 x 4.31)



## BEDROOM TWO

13'5" x 10'10" (4.09 x 3.32)



To rear.

## BATHROOM & WC

Three piece suite.

## LANDING

Stairs to the second floor.

## SECOND FLOOR

## ATTIC ROOM

14'8" x 18'1" (4.48 x 5.53)



## EXTERNALLY

Forecourt and an enclosed yard to the rear.

## 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 -

Wild & Griffiths themselves and the vendors/lessors of this property give notice that these particulars have been prepared in good faith having regard to the property misdescriptions act (1991). Measurements are intended for descriptive purposes only and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact. 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 and still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing.



### Ground Floor



### First Floor



### Second Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 