



28 Woodend Street, Springhead, Oldham, OL4 5TL
Offers Over £150,000

NO CHAIN !! IDEAL FIRST PURCHASE !! END STONE COTTAGE !! MODERNISED THROUGHOUT !! VIEWING ADVISED !!
The house on Woodend street comprises of lounge, kitchen diner, two bedroom and bathroom & WC. There is a forecourt and enclosed courtyard to rear. Located close to the Village Centre of Lees where a variety of shops bars and restaurants can be found.

ACCOMMODATION

GROUND FLOOR

LOUNGE

13'6" x 12'7" (4.13 x 3.84)



KITCHEN DINER

13'6" x 12'7" (4.13 x 3.84)



Single drainer, stainless steel, sink unit. Gas hob, electric oven and extractor. Range of wall and base units with worktops and splash back tiling.

FIRST FLOOR

BEDROOM ONE

9'2" x 13'0" (2.81 x 3.97)



To the front.

BEDROOM TWO

11'1" x 10'3" (3.40 x 3.14)



To rear.

BATHROOM & WC

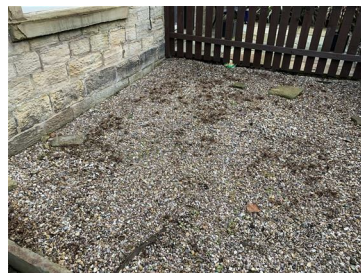
4'3" x 8'11" (1.32 x 2.72)



Three piece white suite, shower over the bath and shower screen, tiling.

LANDING

EXTERNALLY



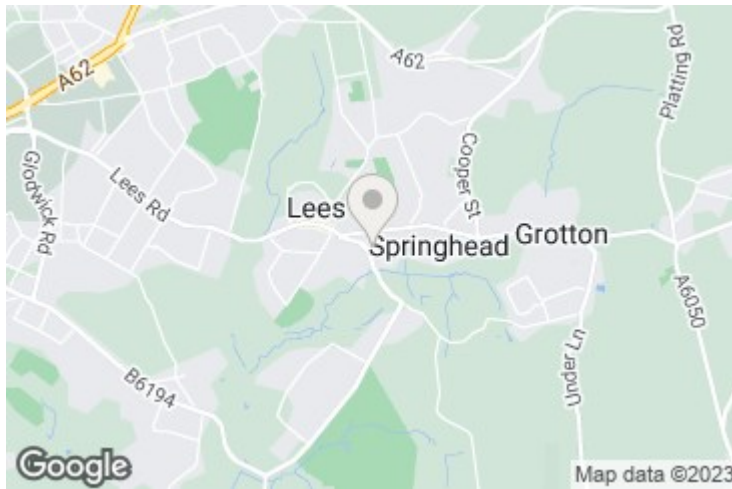
Forecourt and enclosed courtyard to rear.

IMPORTANT NOTICE -

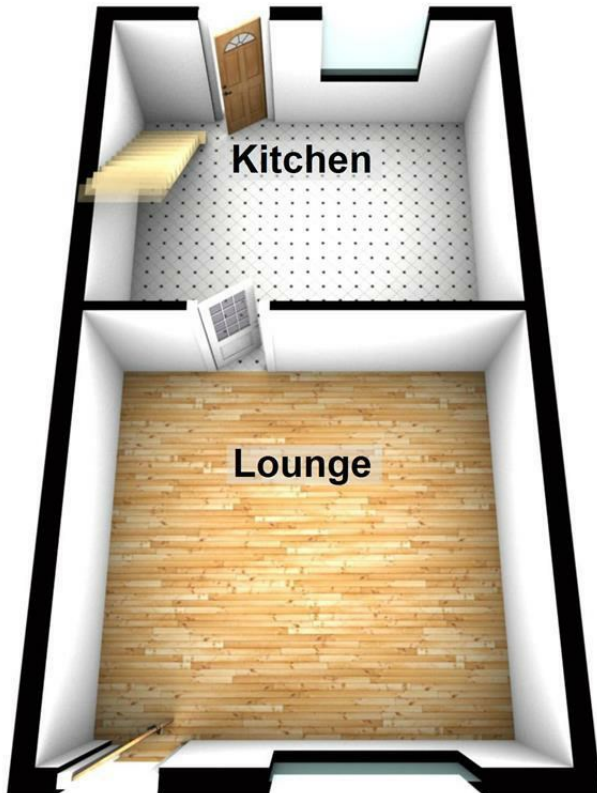
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

DISCLAIMER -

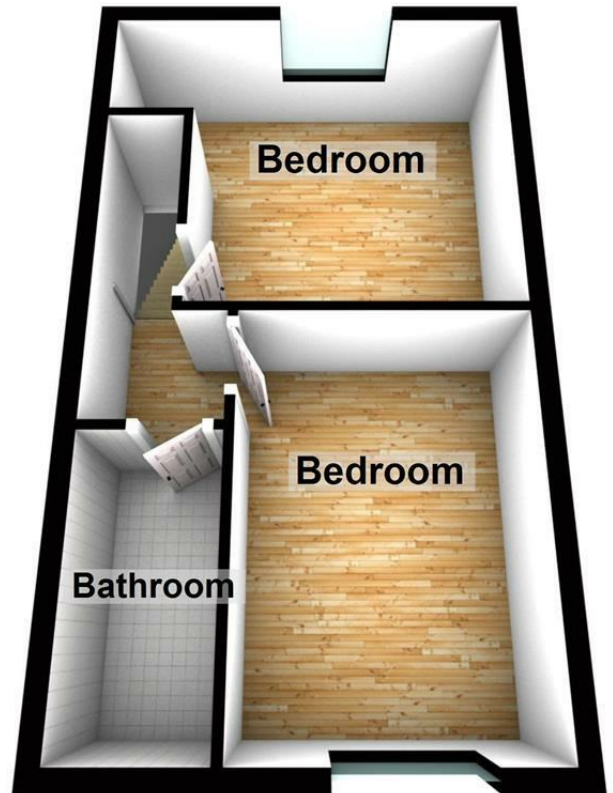
Wild & Griffiths themselves and the vendors/lessors of this property give notice that these particulars have been prepared in good faith having regard to the property misdescriptions act (1991). Measurements are intended for descriptive purposes only and are believed to be correct but any intending purchasers 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		