



**27 Crossbank Avenue, Springhead, Oldham, OL4 4SD**  
**Offers Over £170,000**

EXTENDED MID TOWN HOUSE | THREE BEDROOMS | TWO RECEPTION ROOMS | NO CHAIN | VIEWING ADVISED |  
The house on Crossbank Avenue comprises entrance hall, lounge, rear lounge, kitchen, three bedrooms, bathroom & WC and landing. The outside offers a front garden, two rear patios and garden area and a garage in a block behind the rear garden. Located in a convenient position close to the Lees Village Centre which provides a range of local shops, bars and restaurants.

## ACCOMMODATION

### GROUND FLOOR

#### HALL

#### LOUNGE

12'6 x 17'9 (3.81m x 5.41m)



LO-shaped.

#### REAR LOUNGE

7'1 x 10'7 (2.16m x 3.23m)



#### KITCHEN

7'3 x 10'7 (2.21m x 3.23m)



Single drainer, one and a half bowl, stainless steel, sink unit. Electric hob & oven. A range of wall and base units with worktops and splash back tiling.

### FIRST FLOOR

#### BEDROOM ONE

8'7 x 10'4 (2.62m x 3.15m)



To the front.

#### BEDROOM TWO

8'5 x 6'9 (2.57m x 2.06m)



To rear.

### BEDROOM THREE

6'1 x 6'7 (1.85m x 2.01m)



To the front.

### BATHROOM & WC

6'2 x 5 (1.88m x 1.52m)



Three piece white suite, shower over the bath and shower screen, fully tiled walls.

### LANDING

### EXTERNALLY



Front garden, the rear has two patios and a garden area and there is a garage in the block behind the rear garden.

### SERVICES -

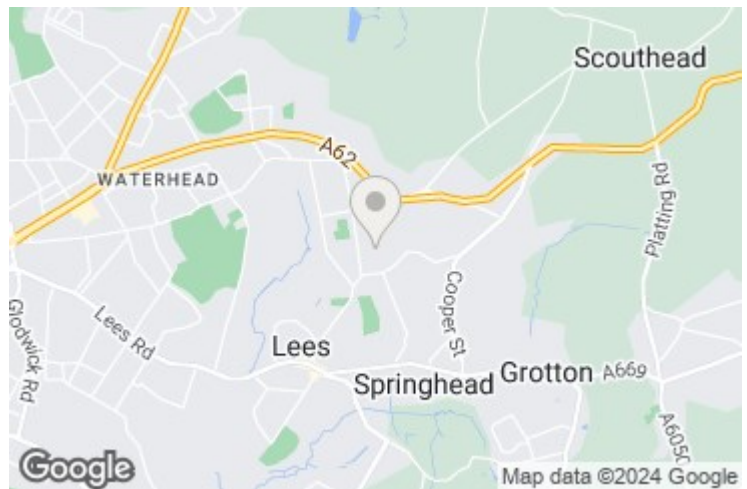
All main services are installed.

### IMPORTANT NOTICE -

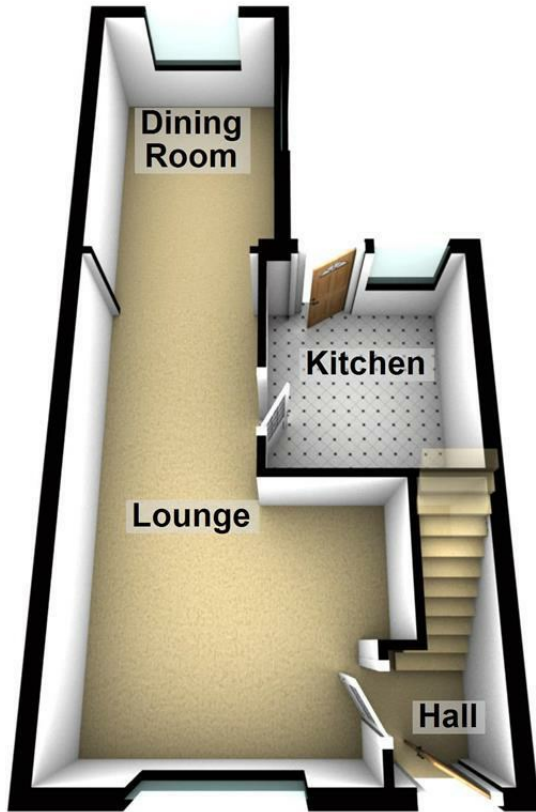
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

### 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



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