



**54 Urmson Street, Hathershaw, Oldham, OL8 2AE**  
**Offers In The Region Of £120,000**

END TERRACE | NO CHAIN | TWO BEDROOMS | FURTHER POTENTIAL | OFF ROAD PARKING | VIEWING ADVISED |  
The house on Urmson Street comprises of a hall, lounge, kitchen diner, two bedrooms, shower room and landing. The outside provides a front garden and rear garden with a driveway at the rear. Located close to local amenities and public transport in Hathershaw.

## ACCOMMODATION

### GROUND FLOOR

#### HALL

#### LOUNGE

11'4" x 11'6" (3.47 x 3.52)



#### BEDROOM ONE

11'4" x 10'4" (3.47 x 3.17)



To the front.

#### BEDROOM TWO

7'11" x 8'5" (2.42 x 2.58)



To rear.

#### KITCHEN DINER

14'8" x 7'0" (4.49 x 2.15)

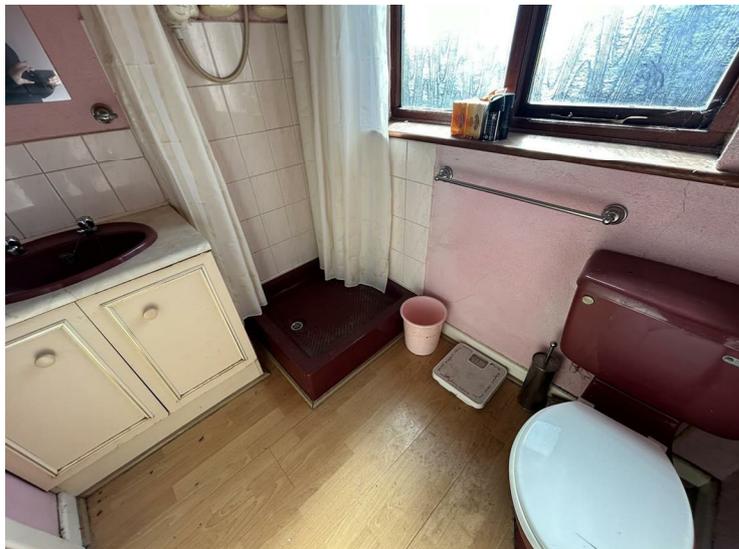


Single drainer, stainless steel, sink unit. A range of wall and base units.

### FIRST FLOOR

## **SHOWER ROOM**

6'1" x 4'10" (1.87 x 1.48)



Shower basin and shower, two piece suite.

## **LANDING**

### **EXTERNALLY**



Front and rear gardens and rear off road parking

### **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.

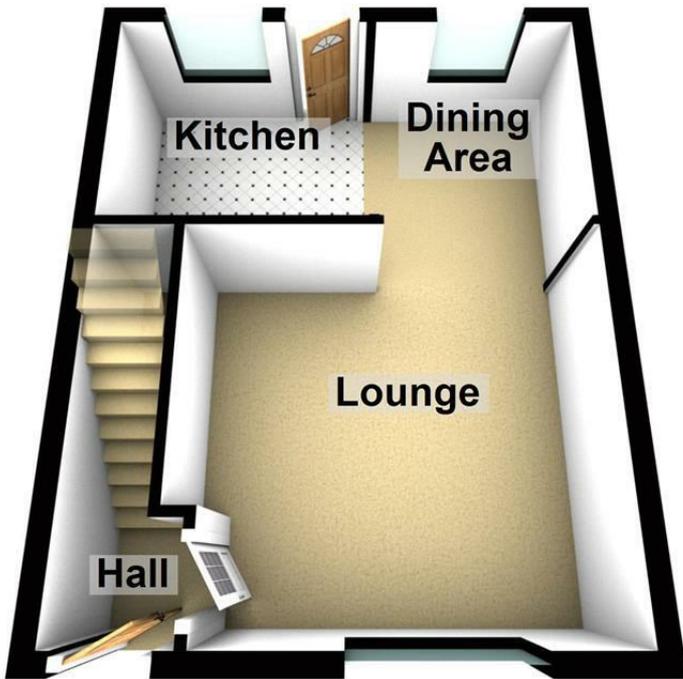
### **DISCLAIMER -**

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

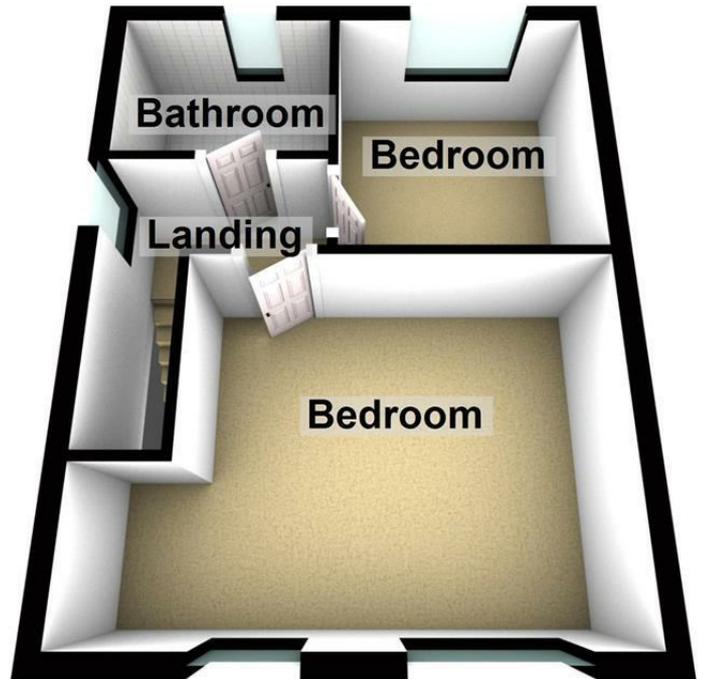
provided and condition of the property and no warranty is given by the vendor, their agents or any other person in their employment. The property is offered subject to contract and still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in 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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	59	81
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	