



**90 Under Lane, Grotton, Oldham, OL4 5RN**  
**Offers Over £200,000**

STONE TERRACE | THREE STOREY | TWO RECEPTION ROOMS | THREE BEDROOMS | NO CHAIN | The house on Under Lane comprises of a front lounge, rear lounge, kitchen, WC and laundry area on the lower ground floor and three bedrooms and a bathroom & WC on the first floor. The outside provides a forecourt, and a rear yard courtyard with a patio area and off road parking available in the carpark at the end of the Lane. Great views to the rear. Located in a convenient position handy for local amenities in Grotton and Top Mossley.

## ACCOMMODATION

### GROUND FLOOR

#### FRONT LOUNGE

14'0" x 12'7" (4.27 x 3.84)



#### REAR LOUNGE

15'5" x 11'11" (4.70 x 3.65)



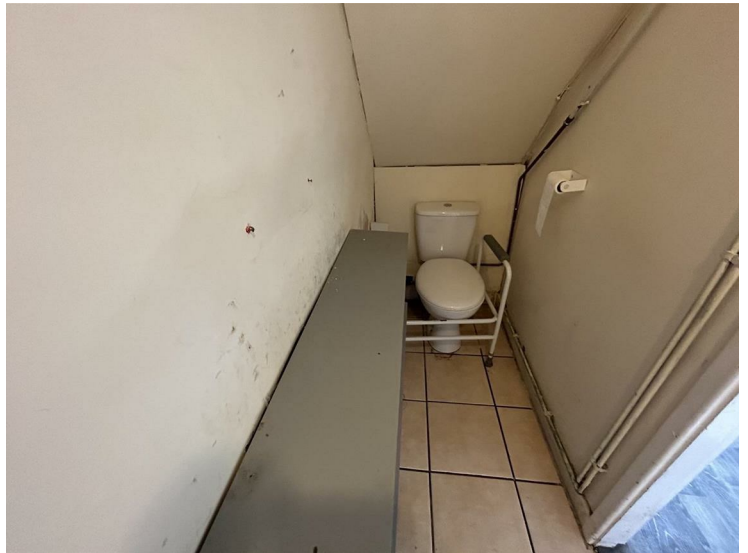
### LOWER GROUND FLOOR

#### KITCHEN

12'0" x 12'2" (3.67 x 3.71)



### WC & LAUNDRY AREA



### FIRST FLOOR

#### BEDROOM ONE

9'3" x 12'2" (2.84 x 3.72)



To rear.

## BEDROOM TWO

7'8" x 12'4" (2.36 x 3.78)



To the front.

## BEDROOM THREE

7'1" x 9'1" (2.16 x 2.79)



To the front.

## BATHROOM & WC

5'5" 7'10" (1.66 2.40)



## LANDING

## EXTERNALLY



Forecourt, good sized courtyard to rear. Parking is available closeby in the carpark at the bottom of the Lane off Under Lane.

### SERVICES -

All main services are installed.

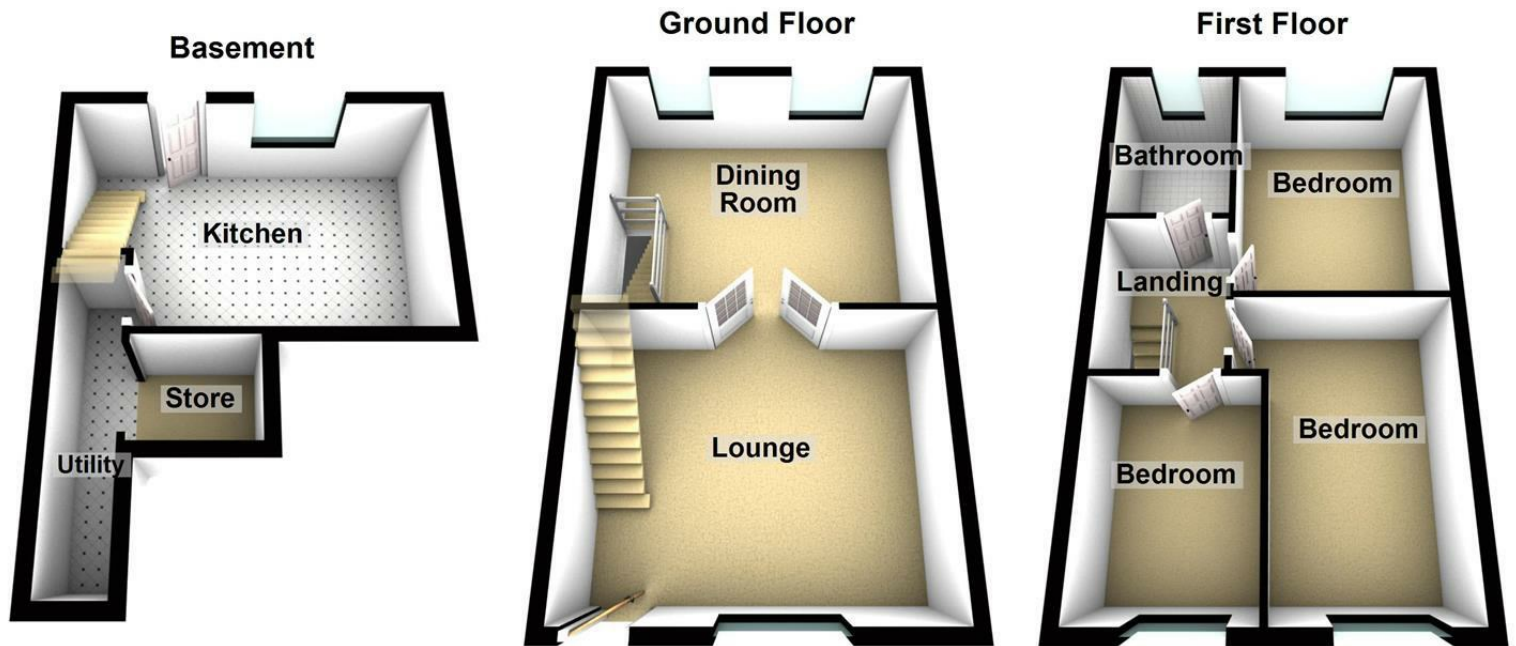
### IMPORTANT NOTICE -

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.





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		
<b>England &amp; Wales</b>	64	80
	EU Directive 2002/91/EC 