



2 Station Street, Springhead, Oldham, OL4 4PQ
Guide Price £185,000

EXTENDED SEMI DETACHED | CUL-DE SAC | THREE RECEPTION ROOMS | THREE BEDROOMS | ABUTTING A BRIDLE WAY | Comprising side entrance hall, lounge, study/bedroom 4, dining room, kitchen, three bedrooms and bathroom & WC. The outside reveals garden areas at the front with a large driveway, a patio area to the side, and a private rear garden with a further two patio areas. Close to local shops, schools and public transport. This property is owned by a member of staff at Wild & Griffiths.

ACCOMMODATION

GROUND FLOOR

SIDE ENTRANCE HALL

LOUNGE

14'11" x 17'9" (4.55 x 5.43)



Solid wood fire surround and marble effect hearth with cast iron electric fire inset.

STUDY / BED FOUR

8'4" x 12'2" (2.55 x 3.72)



DINING ROOM

12'7" x 7'9" (3.85 x 2.38)



KITCHEN

6'5" x 9'6" (1.97 x 2.90)



Single drainer, one and a half bowl Astracast, sink unit. Cooker extractor. A range of solid oak wall and base units with worktops and splash back tiling. Plumbing for automatic washer/dryer and dishwasher.

Worcester Bosch combination central heating boiler.

FIRST FLOOR

8'2" x 12'0" (2.50 x 3.68)

BEDROOM ONE

8'2" x 12'0" (2.50 x 3.68)



To the rear.

BEDROOM TWO

8'0" x 10'10" (2.46 x 3.31)



To the front.

BEDROOM THREE

7'9" x 5'8" (2.37 x 1.73)

To the rear.

BATHROOM & WC

5'8" x 6'7" (1.73 x 2.02)



Three piece white Vitra suite, shower over the bath, tiling.

LANDING

EXTERNALLY



Front gardens and driveway, patio area at the side. The rear is private with two patio areas, borders and small lawned area.

SERVICES -

All main services are installed.

IMPORTANT NOTICE -

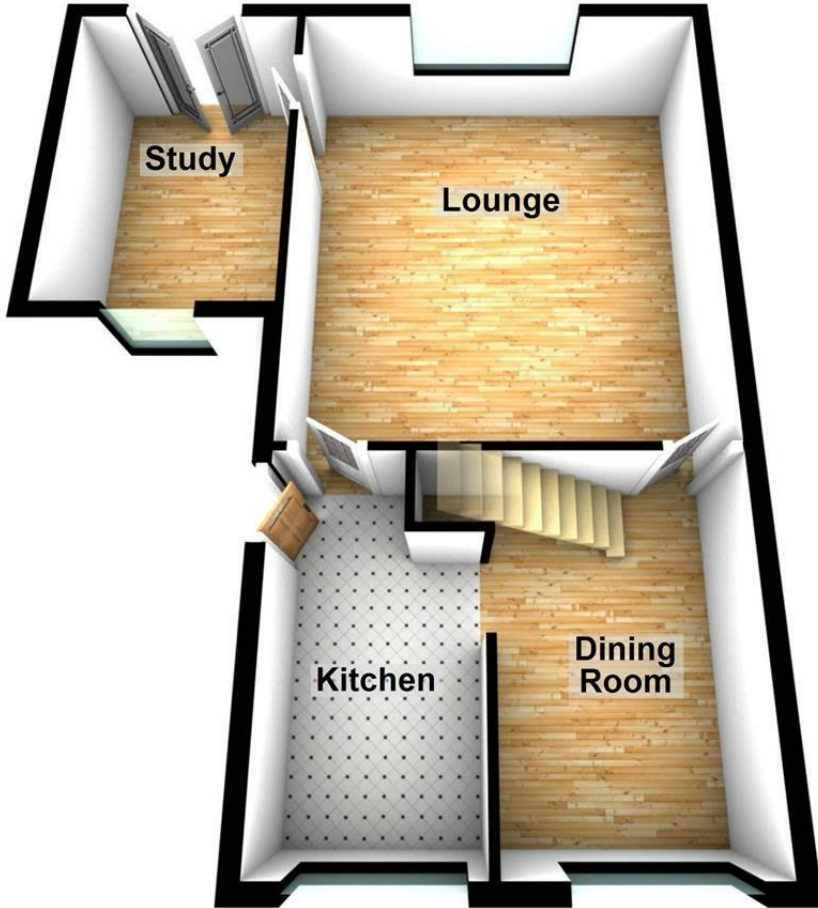
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

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) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 65 | 81 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |