



**205 Alt Lane, Park Bridge, Oldham, OL8 2HE**  
**Offers In The Region Of £265,000**

RURAL SETTING | FAR REACHING VIEWS | THREE BEDROOMS | OPEN PLAN KITCHEN & LOUNGE | FOUR STOREY | OFF ROAD PARKING | VIEWING ESSENTIAL | The house on Alt Lane, Park Bridge comprises of an entrance porch, lounge, dining area, open plan kitchen and lounge, cellar room, three first floor bedrooms, bathroom & WC and ladder access to an occasional attic room. There is a forecourt and enclosed courtyard to rear and off road parking in the carpark behind. A versatile property in a very quiet position, yet within easy reach of local shops, schools and transport links.

## ACCOMMODATION

### ENTRANCE PORCH

### LOUNGE

14'4 x 11'5 (4.37m x 3.48m)



### DINNING ROOM

14'4 x 10'3 (4.37m x 3.12m)



### OPEN PLAN LOUNGE & KITCHEN

8'1 x 18'4 (2.46m x 5.59m)



Sink unit, electric hob, oven, extractor, washing machine, dishwasher, and tumble dryer. A range of wall and base units with worktops.

### CELLAR ROOM

13'6 x 9'2 (4.11m x 2.79m)



## FIRST FLOOR

### BEDROOM ONE

11'9 x 8'9 (3.58m x 2.67m)



### BEDROOM TWO

8'2 x 9'8 (2.49m x 2.95m)



### BEDROOM THREE

5'5 6 (1.65m 1.83m)



### BATHROOM & WC

5'5 x 10'2 (1.65m x 3.10m)



Three piece white suite, large walk in shower cubicle, fully tiled.

## LANDING

## OCCASIONAL ATTIC ROOM

14'1 7'3 (4.29m 2.21m)



## EXTERNALLY



Forecourt, enclosed courtyard to rear and off road parking in the car park behind.

## SERVICES -

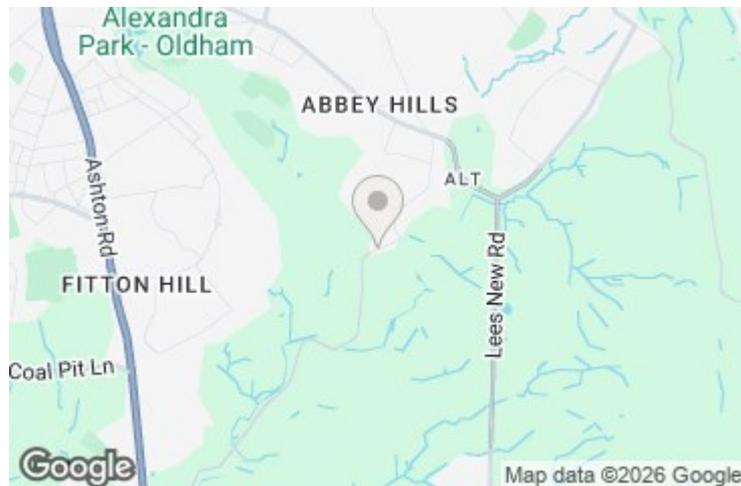
Mains electric and water is supplied to the property. No gas supply and sewerage is provided by a septic tank which is shared with 3 other properties.

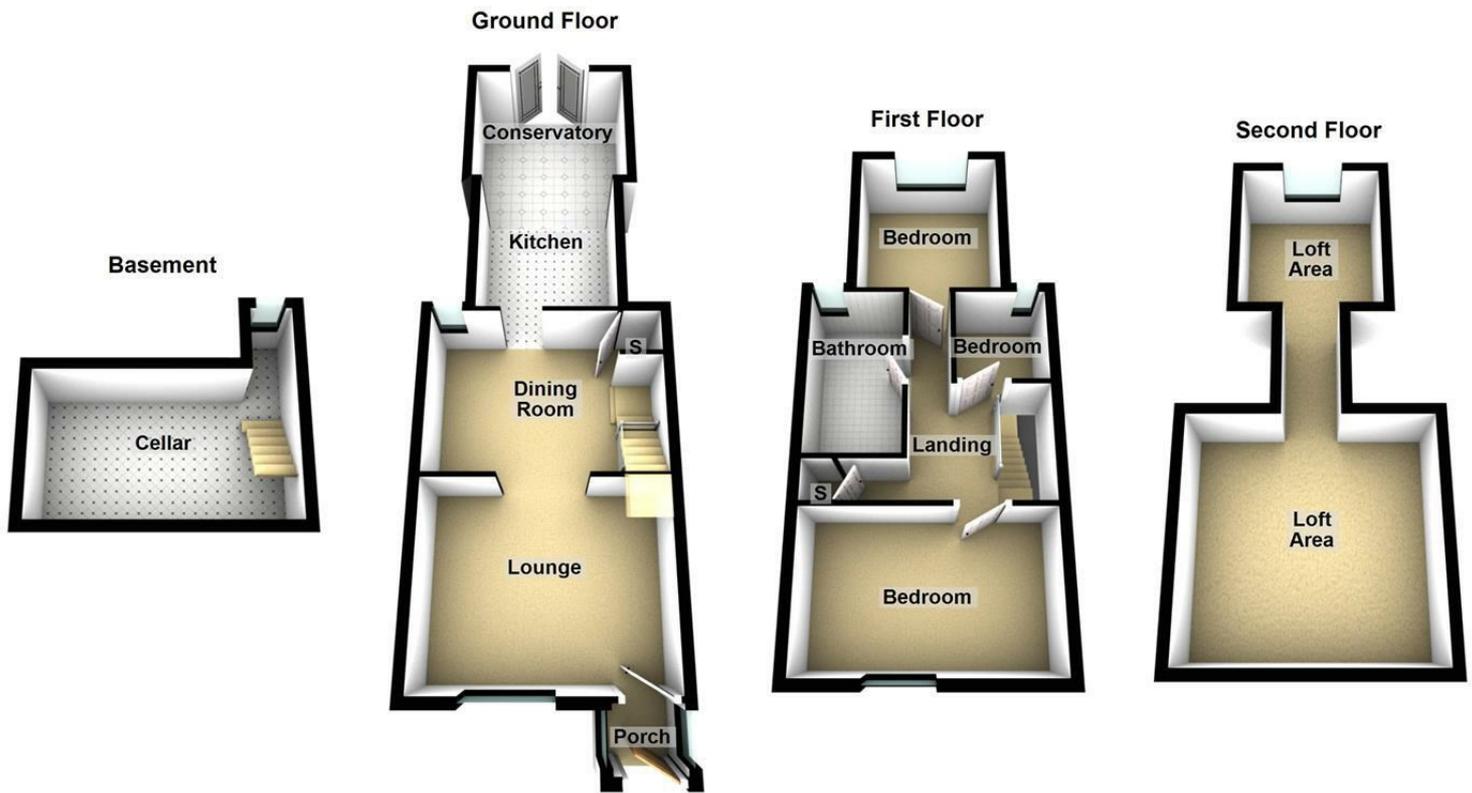
## IMPORTANT NOTICE -

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>                            | 32                      |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |