



1 Walnut Avenue, Greenacres, Oldham, OL4 2EQ
£155,000

END TERRACE | CORNER PLOT | TWO BEDROOMS | NO CHAIN | FREEHOLD | IDEAL FIRST PURCHASE |

The house on Walnut Avenue comprises of a porch, hall, lounge, kitchen, utility room, two bedrooms, shower room and landing. There are garden areas to three sides. Viewing comes highly recommended.

ACCOMMODATION

GROUND FLOOR

PORCH

HALL

LOUNGE

13'1 x 12'2 (3.99m x 3.71m)



KITCHEN

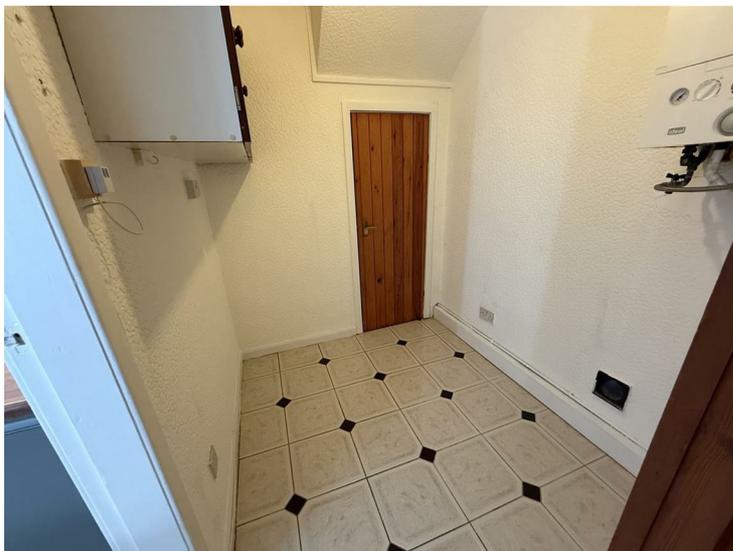
10'3 x 11 (3.12m x 3.35m)



Single drainer, stainless steel, sink unit. Gas hob and electric oven. A range of wall and base units with worktops and splash back tiling.

UTILITY ROOM

5'9 x 11'3 (1.75m x 3.43m)



FIRST FLOOR

BEDROOM ONE

16'6 x 10'8 (5.03m x 3.25m)



To the front.

BEDROOM TWO

7'6 x 10'3 (2.29m x 3.12m)



To rear.

SHOWER ROOM

6'10 x 5'10 (2.08m x 1.78m)



Shower cubicle, two piece white suite, fully tiled.

LANDING

EXTERNALLY



Gardens to three sides with a patio area.

SERVICES -

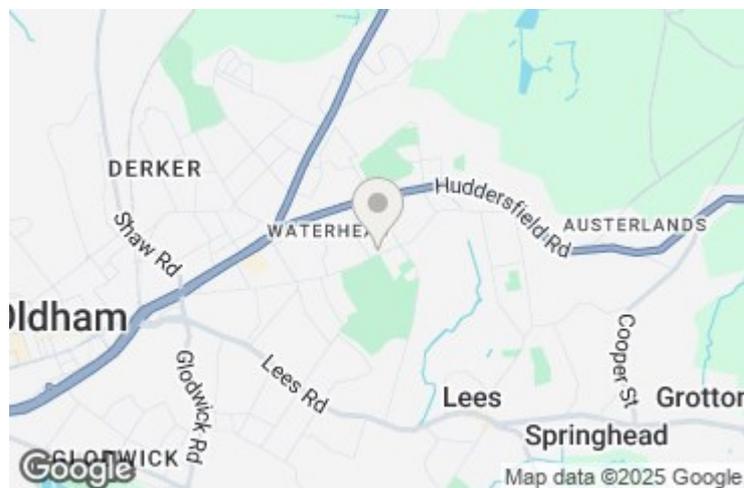
All main services are installed.

IMPORTANT NOTICE -

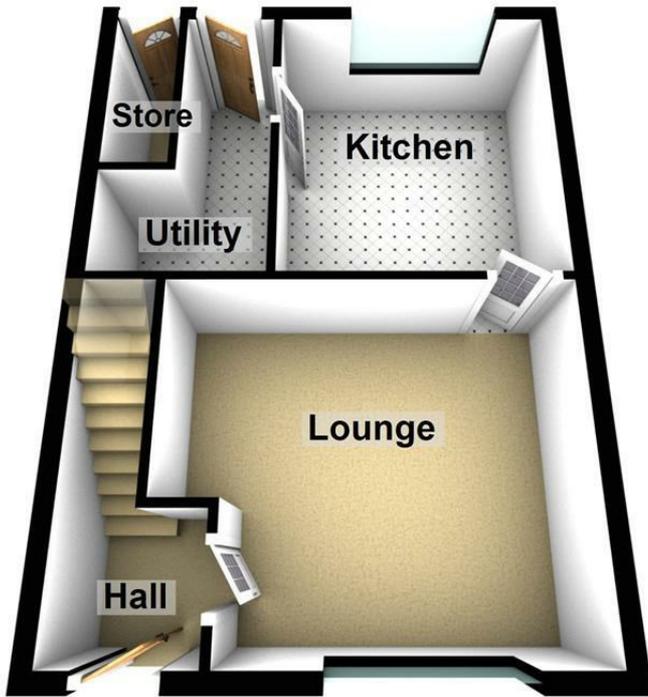
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

DISCLAIMER -

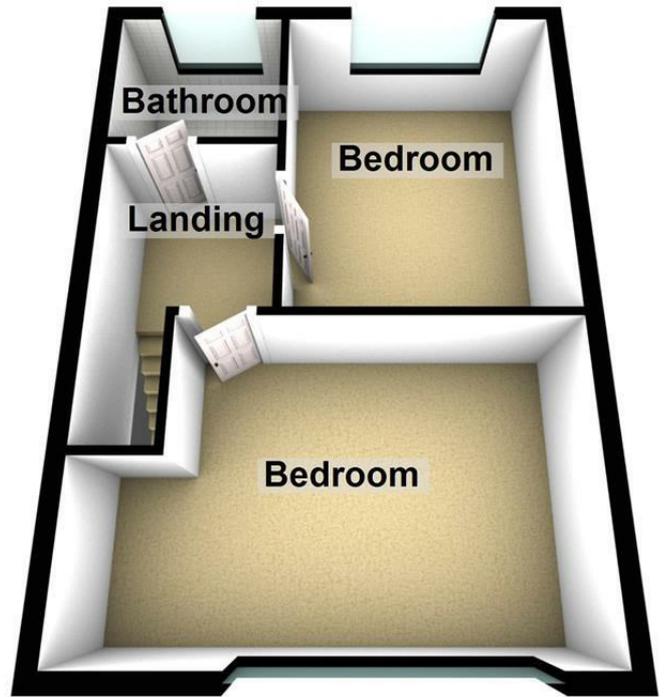
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Ground Floor



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		62	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	