



6 Rex Court, Grotton, Oldham, OL4 4LB
Reduced To £168,000

FIRST FLOOR APARTMENT | TWO BEDROOMS | QUIET LOCATION | NO CHAIN | VIEWING ADVISED |

The apartment at Rex Court, Grotton comprises of a ground floor entrance with stairs leading to the apartment. Internally there is a hall, lounge, kitchen, two bedrooms and bathroom. Externally you will find communal garden areas and a garage in a block closeby. Located close to the heart of Grotton with local shops and public transport nearby.

ACCOMMODATION

GROUND FLOOR ENTRANCE

HALL

LOUNGE

14 x 16 (4.27m x 4.88m)



KITCHEN

9 x 8 (2.74m x 2.44m)



Single drainer, one and a half bowl, stainless steel sink unit. A range of wall and base units with worktops and splash back tiling.

BEDROOM ONE

14 x 10'10 (4.27m x 3.30m)



BEDROOM TWO

9 x 8 (2.74m x 2.44m)



BATHROOM & WC

5'5 x 7'10 (1.65m x 2.39m)



Three piece suite, shower over the bath, fully tiled.

EXTERNALLY



Communal garden areas, garage in a block closeby.

SERVICES -

All main services are installed.

IMPORTANT NOTICE -

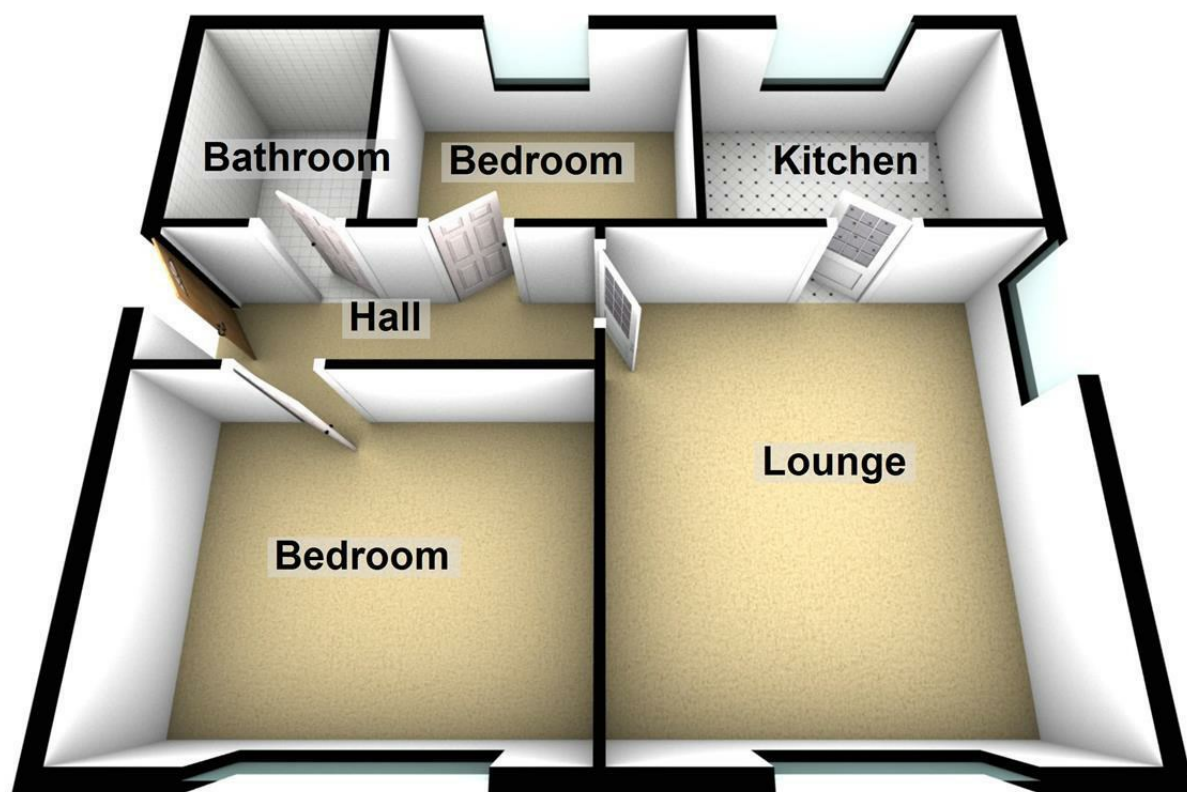
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.


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.



Top Floor



| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 74 | 75 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |