



**10 Holcombe Close, Springhead, Oldham, OL4 4RW**  
**Offers In The Region Of £300,000**

DETACHED PROPERTY ON A CORNER PLOT OFFERING FOUR BEDROOMS AND FURTHER POTENTIAL. The property on Holcombe Close comprises to the ground floor of a vestibule, hall, cloaks & WC, lounge, kitchen, conservatory, utility room, wet room and bedroom three. The first floor offers 3 bedrooms, shower room and landing with a walk in office/storage room. On a corner plot with gardens at the front side and rear, double garage and parking for 2 cars. Situated in a cul-de-sac close to public transport lines and local amenities. NO CHAIN.

## ACCOMMODATION

### GROUND FLOOR

#### VESTIBULE

#### HALL

#### CLOAKS & WC

6 x 2'5 (1.83m x 0.74m)



Two piece white suite.

#### LOUNGE

12 x 17'5 (3.66m x 5.31m)

#### KITCHEN

9'10 x 12'1 (3.00m x 3.68m)



Single drainer, stainless steel, sink unit. A range of wall and base units.

#### CONSERVATORY

13 x 7'3 (3.96m x 2.21m)



#### UTILITY ROOM

8'1 x 7 (2.46m x 2.13m)

Single drainer, stainless steel, sink unit. A range of wall and base units with worktops.

#### WET ROOM

10'9 x 8'6 (3.28m x 2.59m)

Was a bedroom. Shower and two piece white suite.

#### BEDROOM THREE

10'5 x 11'3 (3.18m x 3.43m)

#### FIRST FLOOR

#### BEDROOM ONE

16'3 x 14'8 (4.95m x 4.47m)



## BEDROOM TWO

12 x 12'5 (3.66m x 3.78m)



## SHOWER ROOM

7'3 x 7'3 (2.21m x 2.21m)



Shower cubicle, two piece white suite, fully tiled.

## BEDROOM FOUR

9'8 x 10'6 (2.95m x 3.20m)



Door into bedroom 1.

## LANDING

There is a walk in office/storage room.

## EXTERNALLY



Front garden, driveway at the front leading to the garage. There are 2 side passageways leading to the rear garden which extends into the corner.

## SERVICES -

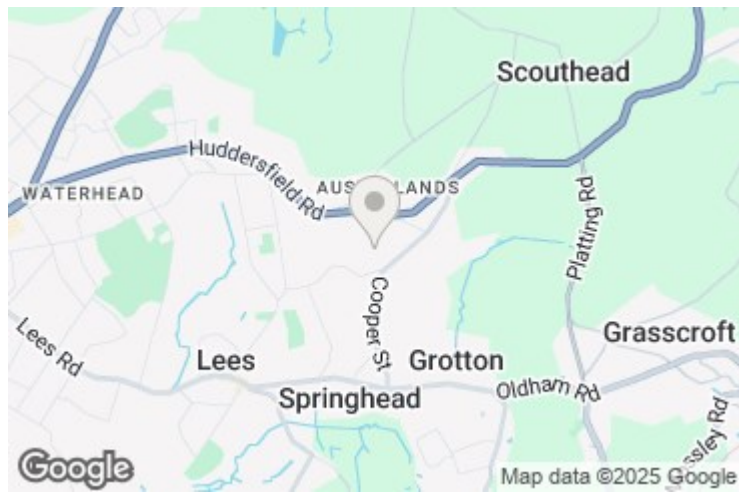
All main services are installed.

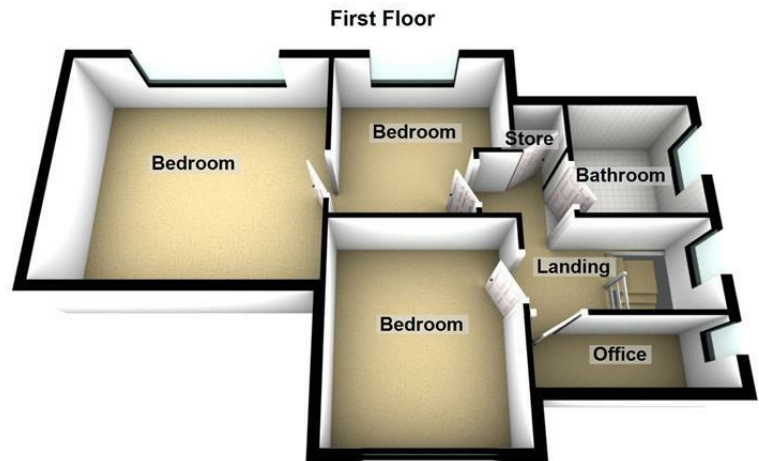
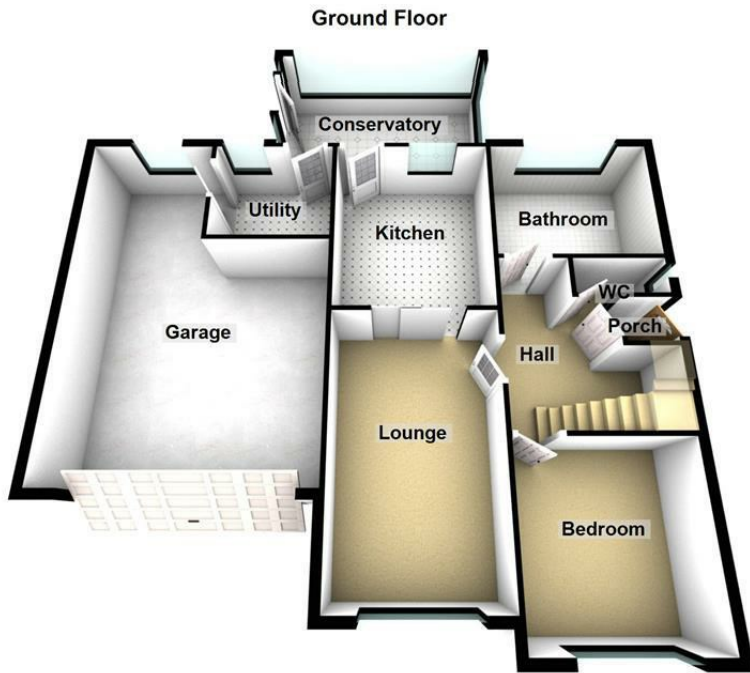
## IMPORTANT NOTICE -

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>	71	74
(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>	EU Directive 2002/91/EC	