



5 Old Manor Farm Close, Greenacres, Oldham, OL4 3FS
Offers In Excess Of £220,000

SEMI DETACHED HOUSE | GATED ENTRANCE | THREE BEDROOMS | WELL PRESENTED | NO CHAIN |
The house on Manor Farm Close is located in a quiet position and briefly comprises of an entrance hall, cloaks & WC, lounge & dining area, three bedrooms, bathroom & WC & landing. There are gardens and off road parking. Viewing comes highly recommended.

ACCOMMODATION

GROUND FLOOR

HALL

CLOAKS & WC



Two piece white suite.

KITCHEN

8'0" x 12'11" (2.46 x 3.95)



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

LOUNGE & DINING AREA

14'11" x 22'2" (4.56 x 6.77)



FIRST FLOOR

BEDROOM ONE

14'11" x 12'11" (4.56 x 3.96)



BEDROOM TWO

8'0" x 10'3" (2.44 x 3.13)



BEDROOM THREE

6'7" x 6'9" (2.01 x 2.07)



BATHROOM & WC



Three piece white suite, shower cubicle, tiling.

LANDING

EXTERNALLY



Parking at the front, side passageway leading to the rear garden.

SERVICES -

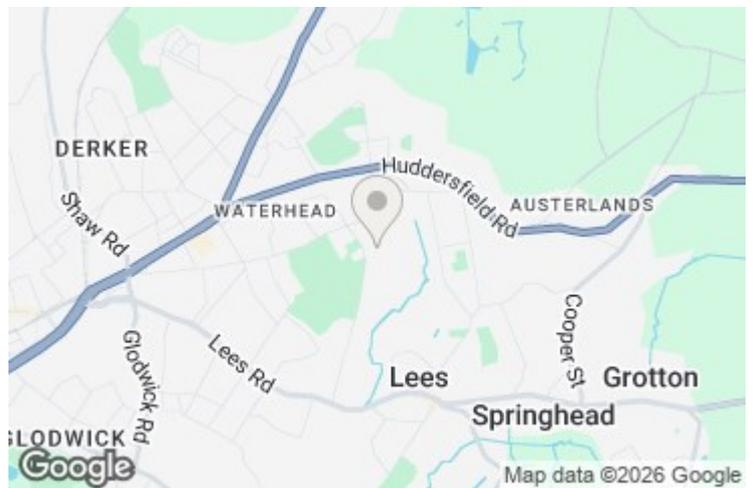
All main services are installed.

IMPORTANT NOTICE -

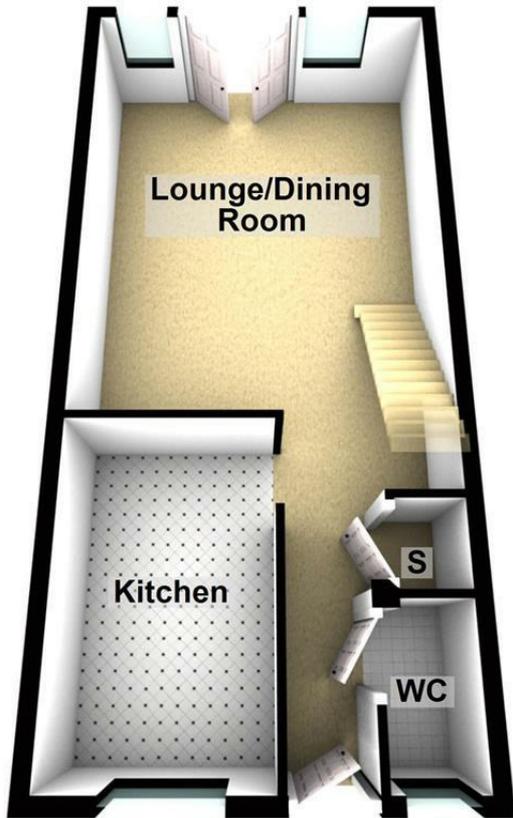
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

DISCLAIMER -

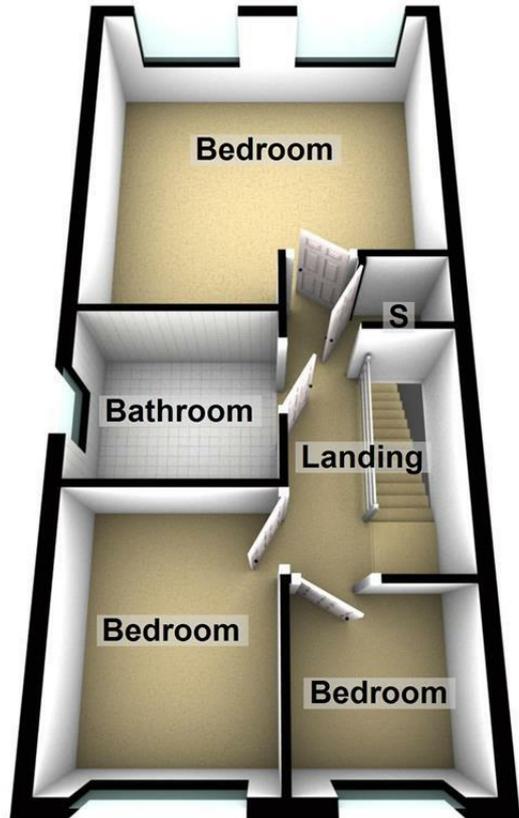
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Ground Floor



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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	89
England & Wales	EU Directive 2002/91/EC	