



88 Springwood Hall Road, Fitton Hill, Oldham, OL8 2QF
Reduced To £169,950

SEMI DETACHED HOUSE | TWO BEDROOMS | OCCASIONAL ATTIC ROOM | FREEHOLD | NO CHAIN |
The house on Springwood Hall Road comprises of a hall, lounge, kitchen diner, two bedrooms, shower room, landing and an occasional attic room. There are garden areas to front and rear. An ideal first purchase with viewing recommended.

ACCOMMODATION

GROUND FLOOR

HALL

LOUNGE

15'5 x 9'10 (4.70m x 3.00m)



KITCHEN DINER

18'9 x 8'8 (5.72m x 2.64m)



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

FIRST FLOOR

BEDROOM ONE

12'3 x 10 (3.73m x 3.05m)



BEDROOM TWO

11'6 x 8'7 (3.51m x 2.62m)



SHOWER ROOM

6'7 x 5 (2.01m x 1.52m)



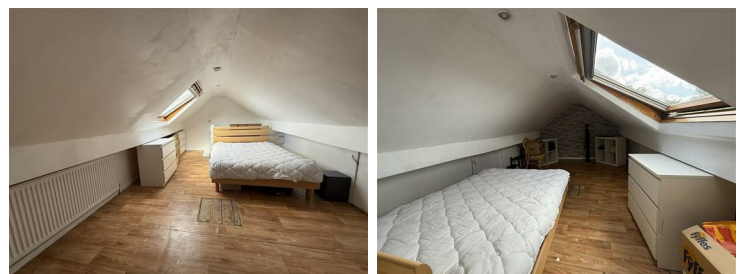
Shower cubicle, two piece white suite, tiling.

LANDING

SECOND FLOOR

OCCASIONAL ATTIC ROOM

18'10 x 8'7 (5.74m x 2.62m)



EXTERNALLY



Front garden, side passageway leading to the rear garden.

SERVICES -

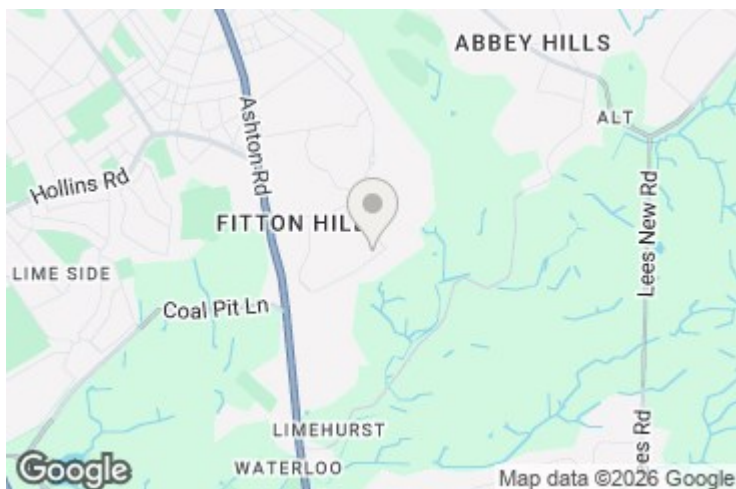
All main services are installed.

IMPORTANT NOTICE -

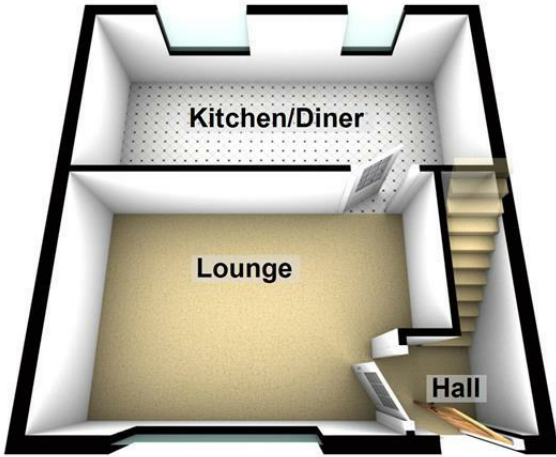
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

DISCLAIMER -

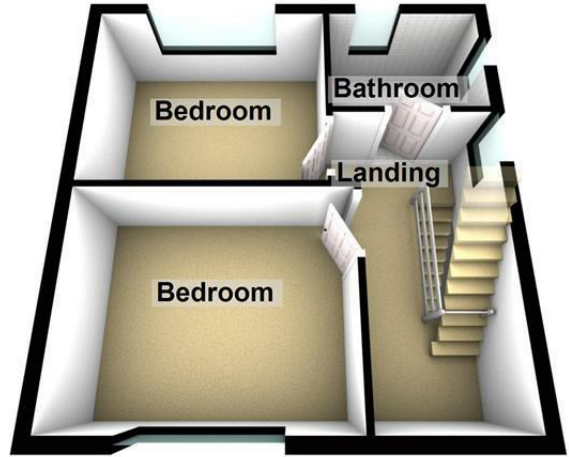
Wild & Griffiths themselves and the vendors/lessors of this property give notice that these particulars have been prepared in good faith having regard to the property misdescriptions act (1991). Measurements are intended for descriptive purposes only and are believed to be correct but any intending purchasers 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.



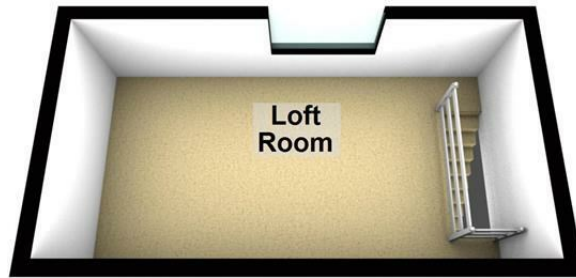
Ground Floor



First Floor



Second Floor



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 65 | 77 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |