



**36 Worsley Street, Glodwick, Oldham, OL8 2DE**  
**Offers Over £150,000**

MODERN MID TERRACE | TWO RECEPTION ROOMS | THREE BEDROOMS | NO CHAIN | SUIT FTB |  
The house on Worsley Street comprises of a hall, lounge, dining room, kitchen, three bedrooms, shower room and landing.  
There are garden areas to front and rear. Located close to public transport and local shops.

## ACCOMMODATION

### GROUND FLOOR

#### HALL

#### LOUNGE

11 x 12'4 (3.35m x 3.76m)



#### KITCHEN

8 x 9'8 (2.44m x 2.95m)



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

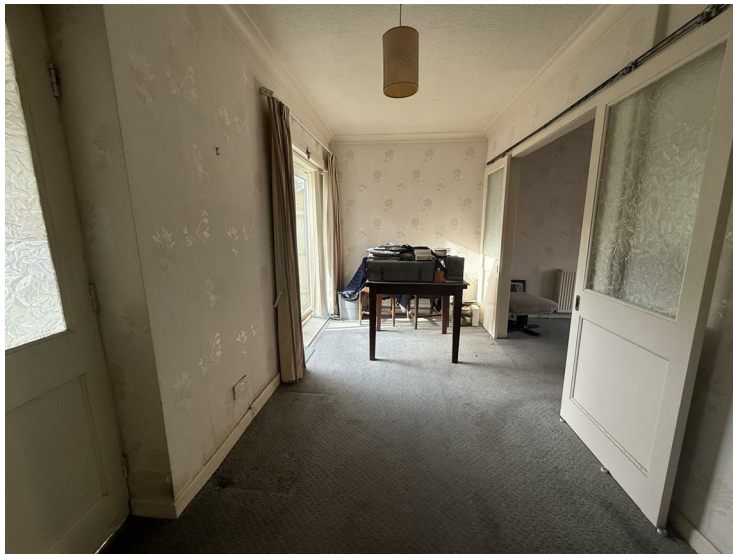
### FIRST FLOOR

#### BEDROOM ONE

12'1 x 10'10 (3.68m x 3.30m )

#### DINING ROOM

16 x 7'1 (4.88m x 2.16m)



## BEDROOM TWO

13'1 x 8'8 (3.99m x 2.64m)



## SHOWER ROOM

6'7 x 5'9 (2.01m x 1.75m)



## BEDROOM THREE

7'8 x 7'1 (2.34m x 2.16m)



Walk in shower, two piece suite, fully tiled.

## LANDING

## EXTERNALLY



Gardens to front and rear.

## 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.

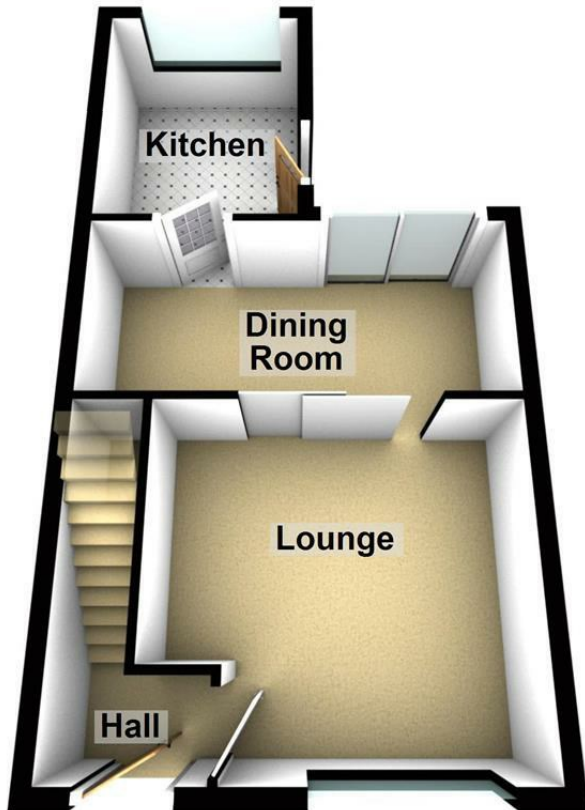
## DISCLAIMER -

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

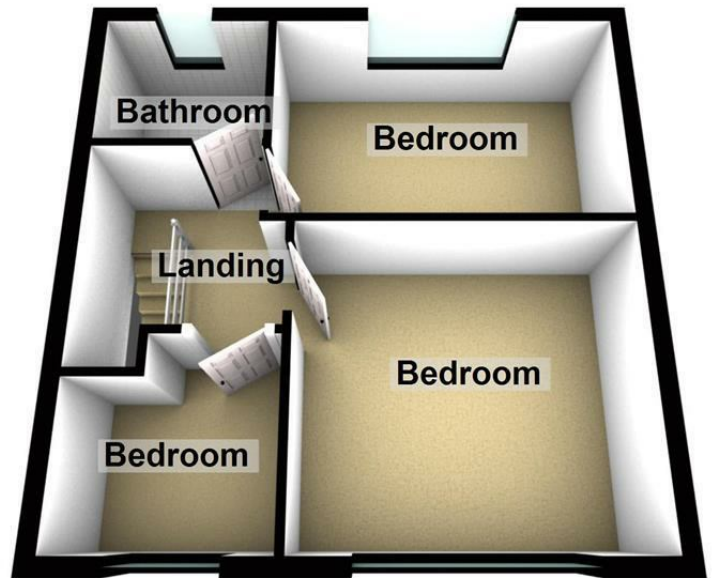
provided and condition of the property and no warranty is given by the vendor, their agents or any other person in their employment. The property is offered subject to contract and still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing.



## Ground Floor



## First Floor



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>	68	
(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	