



27 Aden Street, Salem, Oldham, OL4 5JA
Offers Over £160,000

MID TERRACE | IDEAL FIRST PURCHASE | TWO BEDROOMS | OCCASIONAL LOFT ROOM | NO CHAIN |

The house on Aden Street comprises of a vestibule, lounge, kitchen, two bedrooms, bathroom & WC and an occasional attic room. There is an enclosed court yard to rear. Newly decorated and well presented throughout. In a quiet location close to public transport and local amenities.

ACCOMMODATION

GROUND FLOOR

VESTIBULE

LOUNGE

13'8 x 13'9 (4.17m x 4.19m)



BEDROOM TWO

7'2 x 11'3 (2.18m x 3.43m)



KITCHEN

10'9 x 11'1 (3.28m x 3.38m)



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

FIRST FLOOR

BEDROOM ONE

13'8 x 11'1 (4.17m x 3.38m)



BATHROOM & WC

5'8 x 5 (1.73m x 1.52m)



Three piece white suite, mixer shower, tiling.

LANDING

SECOND FLOOR

OCCASIONAL LOFT ROOM

12'4 x 8 (3.76m x 2.44m)



EXTERNALLY



Enclosed court yard to rear.

SERVICES -

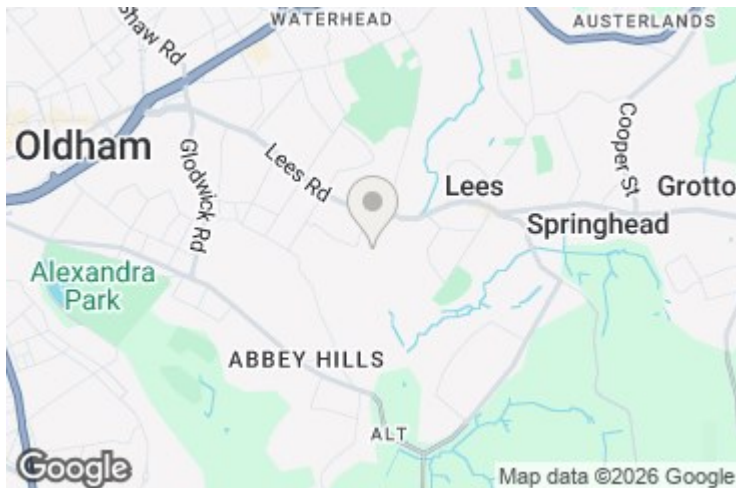
All main services are installed.

IMPORTANT NOTICE -

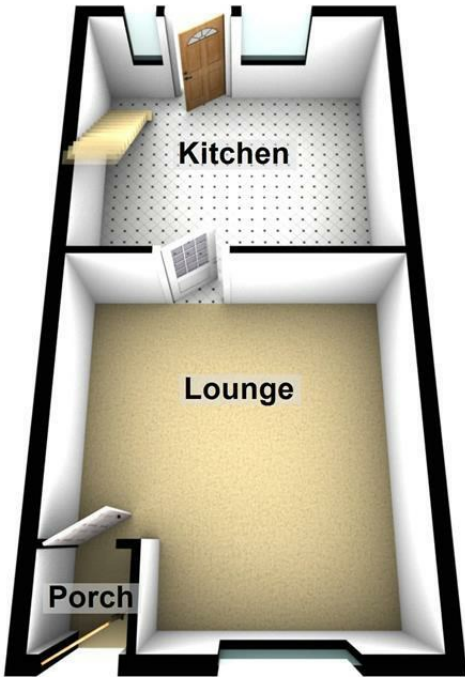
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

DISCLAIMER -

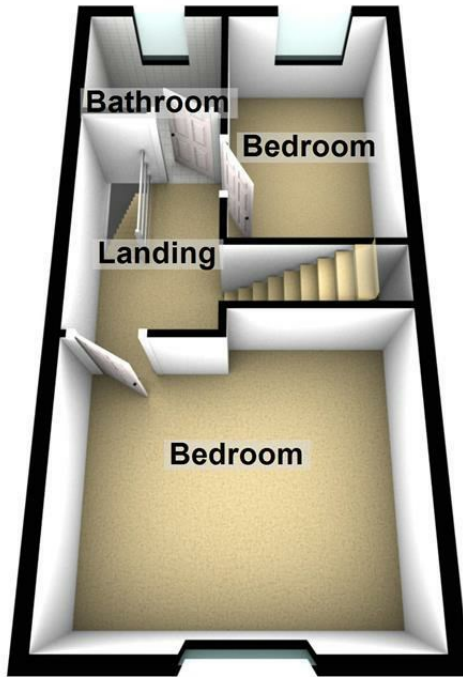
Wild & Griffiths themselves and the vendors/lessors of this property give notice that these particulars have been prepared in good faith having regard to the property misdescriptions act (1991). Measurements are intended for descriptive purposes only and are believed to be correct but any intending purchasers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



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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	70	82
	EU Directive 2002/91/EC 