



**943 Huddersfield Road, Scouthead, Oldham, OL4 4AT**  
**Reduced To £269,500**

TWO RECEPTION ROOMS | TWO DOUBLE BEDROOMS | TWO PARKING SPACES | NO CHAIN |

Situated in a highly sought after location, this attractive bay fronted terraced home offers generous living space, two private parking spaces and the added benefit of NO ONWARD CHAIN. Presenting an excellent opportunity for a first time buyer, downsizer or investor alike.

The property welcomes you through an entrance vestibule into a hallway, leading to a bright bay fronted lounge and separate dining room, creating space for both relaxing and entertaining. To the rear is a fitted kitchen with access to a useful utility area and ground floor WC, adding practical convenience to the layout.

Upstairs, the property offers two particularly spacious double bedrooms, both benefitting from built-in storage, along with a family bathroom and separate WC, providing comfortable accommodation.

Externally, the property benefits from a forecourt garden and a low maintenance rear courtyard with an artificial lawn and two useful storage sheds. Across the rear Lane are two private parking spaces and an additional garden area, a rare and valuable feature for properties of this type.

Ideally positioned for easy access to Oldham Town Centre and the popular Saddleworth Villages. The property also benefits from nearby amenities, transport links and countryside.

Early viewing is highly recommended to fully appreciate the space, location and potential this home has to offer.

## ACCOMMODATION

### GROUND FLOOR

#### HALL



#### LOUNGE

12 x 13 (3.66m x 3.96m)



#### DINING ROOM

13'4 x 15'1 (4.06m x 4.60m)



#### KITCHEN

7'6 x 11'2 (2.29m x 3.40m)



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

#### WC



Two piece white suite.

#### UTILITY ROOM

6 x 8'8 (1.83m x 2.64m)

#### FIRST FLOOR

15'5 x 13'2 (4.70m x 4.01m)

To the front.

#### BEDROOM ONE

15'5 x 13'2 (4.70m x 4.01m)



To the front.

#### BEDROOM TWO

10'8 x 15'2 (3.25m x 4.62m)



To rear.

#### SEPARATE WC

2'3 x 4 (0.69m x 1.22m)

Low level WC.

#### BATHROOM & WC

7'8 x 8'6 (2.34m x 2.59m)



Three piece white suite, large shower cubicle, fully tiled.

## LANDING



## EXTERNALLY



Forecourt garden, enclosed courtyard to rear with artificial grass and two stores. There are 2 parking spaces and a further garden area on the other side of the Lane.

## 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>		77
(55-68) <b>D</b>	62	
(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	