



1 Station Street, Springhead, Oldham, OL4 4PQ
Offers Over £300,000

STONE PROPERTY | FOUR STOREY | FIVE BEDROOMS | TWO BATHROOMS | VIEWING ESSENTIAL |

The house on Station Street comprises of a hall, lounge, kitchen diner, rear lobby, shower room, cellar room, three first floor bedrooms, bathroom & WC, landing with staircase access to the second floor with two further bedrooms. The outside provides a forecourt and courtyard to rear with a covered patio area, further patio and double gate access at the side. Located close to the Lees Village Centre which provides a range of local shops, bars and restaurants.

ACCOMMODATION

GROUND FLOOR

HALL



LOUNGE

14 x 13'1 (4.27m x 3.99m)



Multi fuel stove.

KITCHEN DINER

13'10 x 14'2 (4.22m x 4.32m)



One and half bowl sink unit. Aga cooker. Fitted wall and base units with worktops.

REAR LOBBY

SHOWER ROOM

3'10 x 7'9 (1.17m x 2.36m)



Shower cubicle, two piece white suite.

BASEMENT ROM

13'6 x 15'9 (4.11m x 4.80m)

FIRST FLOOR

BEDROOM

13 x 12'2 (3.96m x 3.71m)



To rear.

BEDROOM

12'9 x 10'4 (3.89m x 3.15m)



To the front.

BEDROOM

7'1 x 9'10 (2.16m x 3.00m)

To the front.

BATHROOM & WC

5'8 x 7'9 (1.73m x 2.36m)



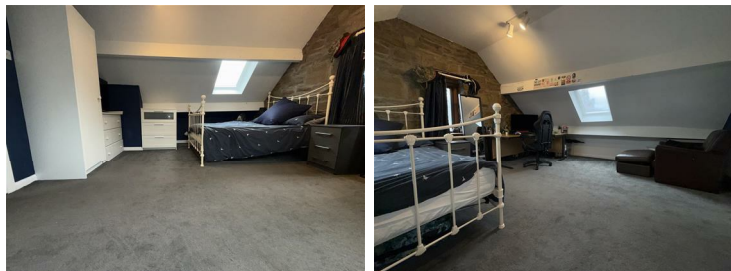
Three white piece suite, shower over the bath, shower screen, tiling.

LANDING

SECOND FLOOR

BEDROOM

14'5 x 13'2 (4.39m x 4.01m)



To the front.

BEDROOM

13'7 x 11'2 (4.14m x 3.40m)



To rear.

EXTERNALLY



Forecourt garden, rear courtyard with a covered patio area, further patio and double gate access at the side.

SERVICES -

All main services are installed.

IMPORTANT NOTICE -

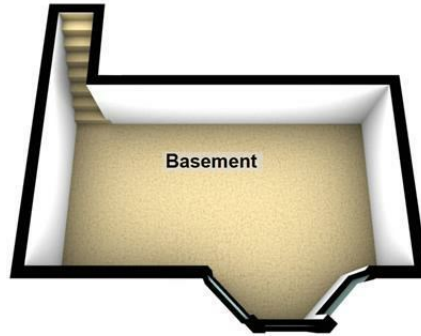
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

DISCLAIMER -

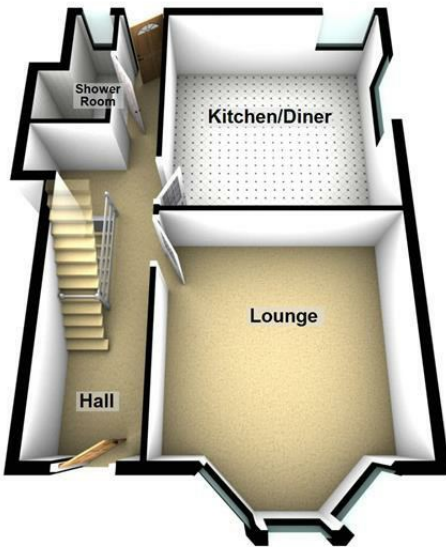
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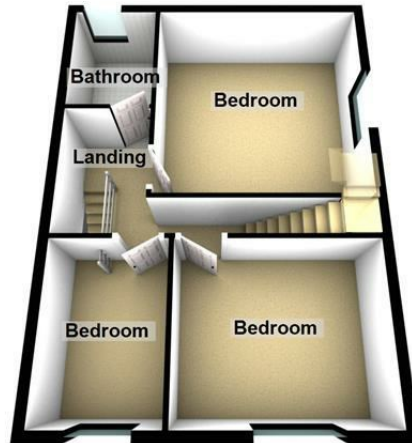
Basement



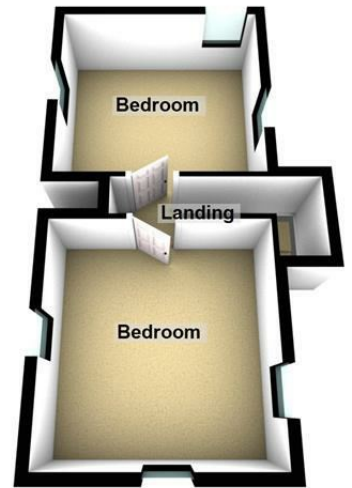
Ground Floor



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		59	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	