



6 Fairfields, Garden Suburb, Oldham, OL8 3AS
Offers In The Region Of £200,000

SEMI DETACHED TRUE BUNGALOW | THREE BEDROOMS | NO CHAIN | MODERNISATION REQUIRED |

The bungalow on Fairfields, Garden Suburb comprises of a vestibule, hall, lounge, kitchen, three bedrooms and bathroom & WC. The outside provides a front garden, side driveway, garage and rear garden. Offering considerable potential with viewing strongly recommended.

ACCOMMODATION

VESTIBULE

HALL

LOUNGE

11'3" x 15'5" (3.43 x 4.70)

KITCHEN

11'3" x 12'4" (3.43 x 3.78)

Single drainer, stainless steel, sink unit. A range of wall and base units.

BEDROOM ONE

10'2" x 12'4" (3.10 x 3.78)

BEDROOM TWO

7'8" x 8'9" (2.36 x 2.69)

BEDROOM THREE

10'4" x 6'3" (3.16 x 1.93)

BATHROOM & WC

7'5" x 5'4" (2.27 x 1.65)

Three piece white suite, fully tiled.

EXTERNALLY

Front garden, side driveway, garage and rear garden area.

SERVICES -

All main services are installed.

IMPORTANT NOTICE -

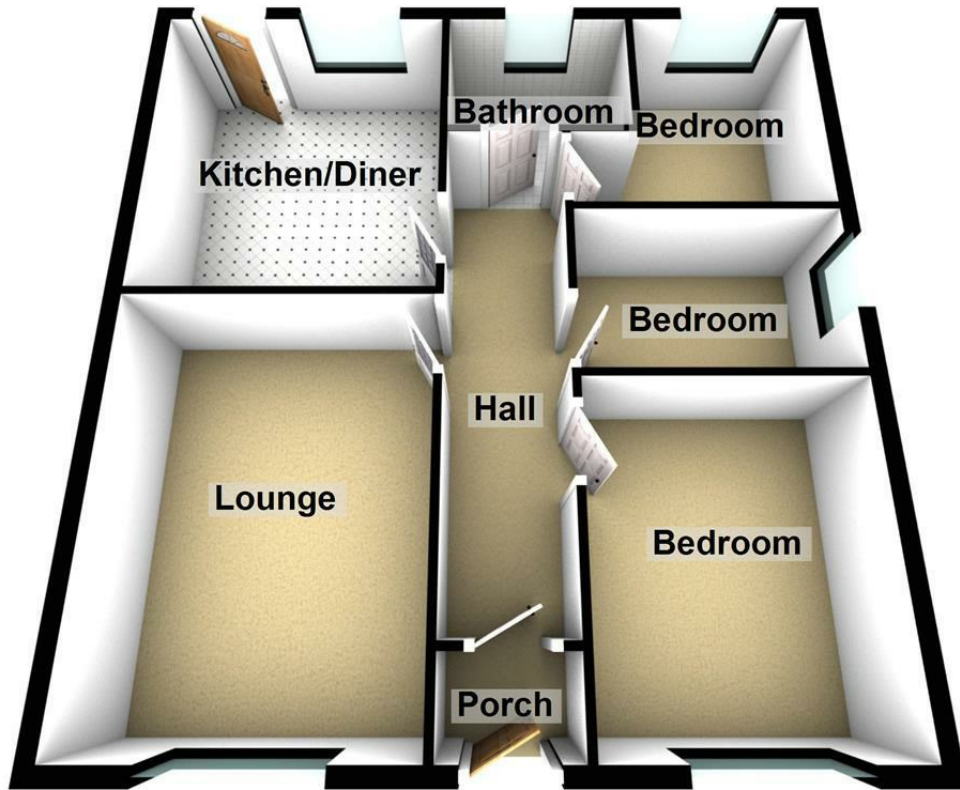
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

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



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	60	81
	EU Directive 2002/91/EC 	