



**56 Hillside Avenue, Grotton, Oldham, OL4 5SG**  
**Offers In The Region Of £360,000**

EXTENDED SEMI DETACHED HOUSE | FOUR BEDROOMS | LARGE LOUNGE | PRIVATE REAR GARDEN |

The property on Hillside Avenue, Grotton is located in a very popular location and briefly comprises of an entrance hall, cloaks & WC, lounge, dining area, sitting room, kitchen diner, four bedrooms, shower room and landing. There is parking for 2 cars at the front and the rear is private with a patio area and garden. Located close to local shops. Viewing is strongly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### HALL



#### CLOAKS & WC

4'5" x 3'2" (1.37 x 0.98 )



Two piece white suite.

#### LOUNGE

11'5" x 17'9" (3.48 x 5.43)



#### DINING AREA

9'7" x 4'9" (2.94 x 1.45)



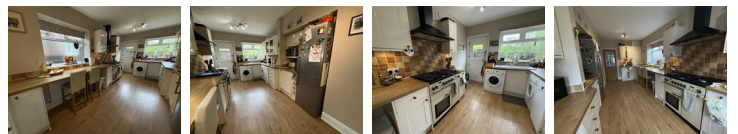
#### SITTING ROOM

7'10" x 9'10" (2.39 x 3.00)



#### KITCHEN DINER

9'2" x 19'7" (2.80 x 5.98)



Single drainer, one and a half bowl, sink unit. A range of wall and base units with worktops and splash back tiling.

### FIRST FLOOR

#### BEDROOM ONE

11'5" x 10'2" (3.48 x 3.11)



## BEDROOM TWO

10'2" x 10'11" (3.10 x 3.33)



## BEDROOM THREE

9'6" x 8'11" (2.90 x 2.72)



## BEDROOM FOUR

8'1" x 7'7" (2.48 x 2.33)



## EXTERNALLY



Parking for 2 cars at the front. Private rear garden with a patio area and garden.

## SERVICES -

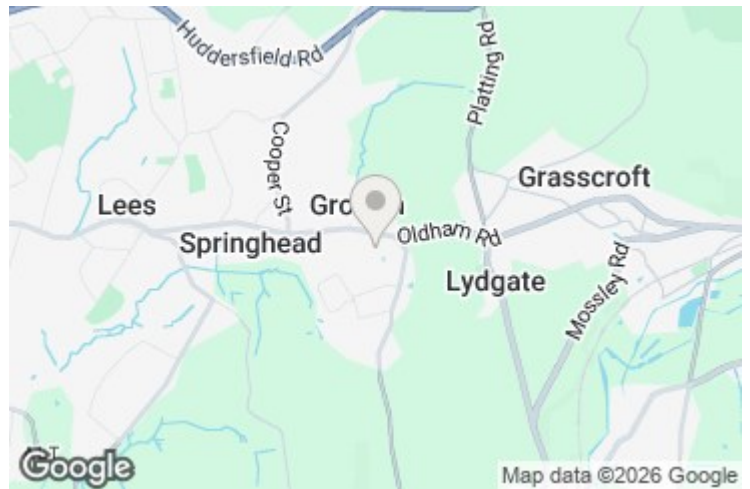
All main services are installed.

## 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.



## SHOWER ROOM

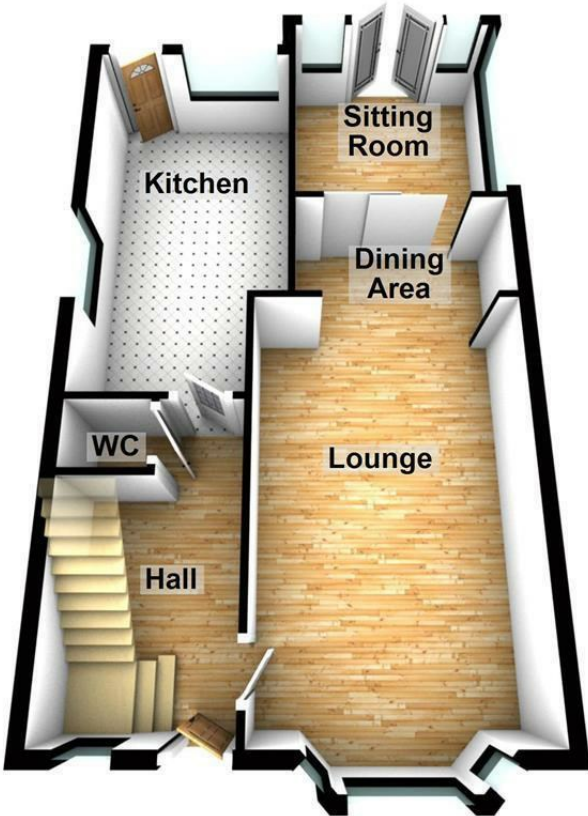
6'9" x 4'11" (2.06 x 1.50)



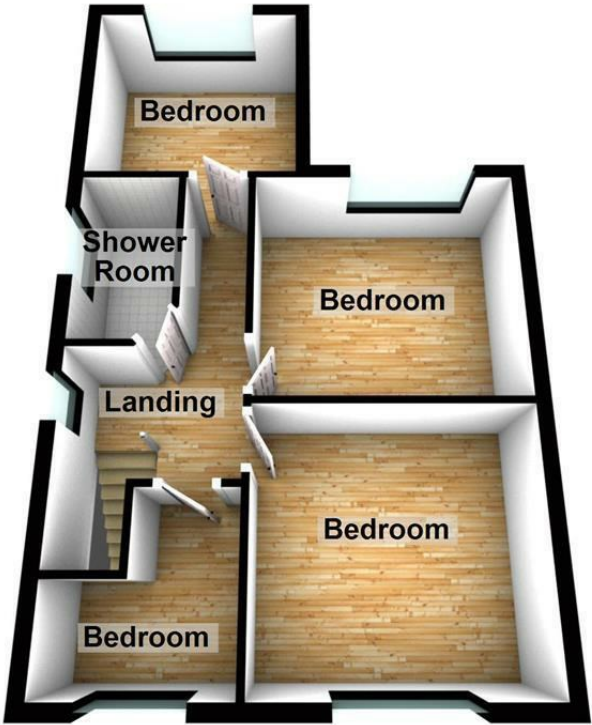
Shower cubicle, two piece white suite.

## LANDING

Ground Floor



First Floor



| Energy Efficiency Rating                    |           |                                                                                                                |
|---------------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                      |
| Very energy efficient - lower running costs |           |                                                                                                                |
| (92 plus) <b>A</b>                          |           | <b>83</b>                                                                                                      |
| (81-91) <b>B</b>                            |           |                                                                                                                |
| (69-80) <b>C</b>                            |           |                                                                                                                |
| (55-68) <b>D</b>                            | <b>67</b> |                                                                                                                |
| (39-54) <b>E</b>                            |           |                                                                                                                |
| (21-38) <b>F</b>                            |           |                                                                                                                |
| (1-20) <b>G</b>                             |           |                                                                                                                |
| Not energy efficient - higher running costs |           |                                                                                                                |
| England & Wales                             |           | EU Directive<br>2002/91/EC  |