



**22 Turf Pit Lane
Oldham, OL4 2NE**

3 Bed Stone fronted Terraced Home in Moorside. Recently refurbished with a new kitchen and new carpets throughout, this lovely home is ideal for a young family wanting to live in the popular area of Moorside, with popular schools and highly regarded nursery. Garden fronted with a good sized yard to the rear. Please register your interest for a viewing.



Three bedrooms

Garden fronted

New kitchen

New carpets

Refurbished

Good sized rear yard

£169,950

Vestibule 3' 6" x 3' 4" (1.06m x 1.02m)

Entrance vestibule- ideal for coat hanging space and shoes.

Lounge 14' 11" x 14' 7" (4.54m x 4.45m)

Spacious newly decorated room with Chimney breast and new fitted grey carpet.

Front garden

Stone Garden fronted

Kitchen 9' 5" x 14' 5" (2.87m x 4.39m)

Good sized newly fitted white kitchen in a cottage shaker style. White metro tiles on walls over the worktops. Gas hob , Electric oven and extractor fan. Single SS drainer sink unit and new cushion flooring.

Bedroom 1 14' 10" x 8' 8" (4.51m x 2.64m)

Good sized double room with front aspect. Ample room for wardrobe space. Newly fitted grey carpet.

Bedroom 2

Double room with rear aspect. Cupboard for housing the Combination boiler.

Bedroom 3 9' 11" x 5' 7" (3.01m x 1.71m)

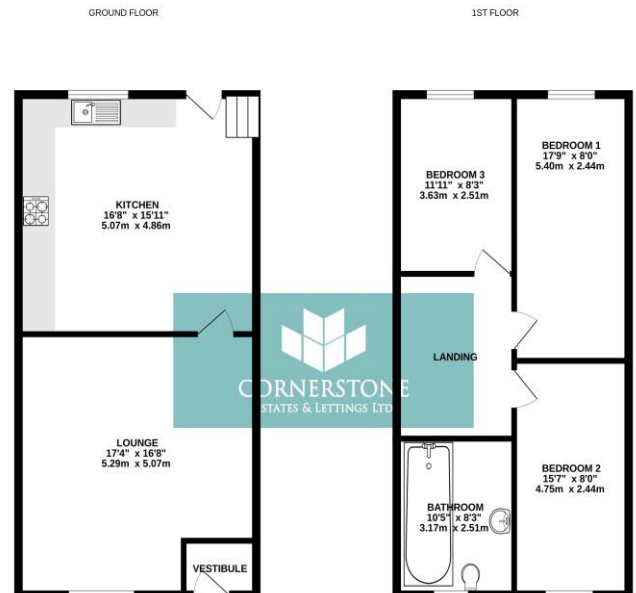
single bedroom with front aspect and newly fitted carpet.

Bathroom

White three piece suite with rear aspect.

Rear Garden

Good size rear yard with brick walls. Partly shingled.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, wall, ceiling and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency at any time.
Markwell Mortgage (2024)

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Performance Certificate

22, Turf Pit Lane, OLDHAM, OL4 2NE

Dwelling type: Mid-terrace house
Date of assessment: 11 January 2016
Date of certificate: 11 January 2016

Reference number: 9998-2086-7249-4316-6930
Type of assessment: RdSAP, existing dwelling
Total floor area: 67 m²

Use this document to:

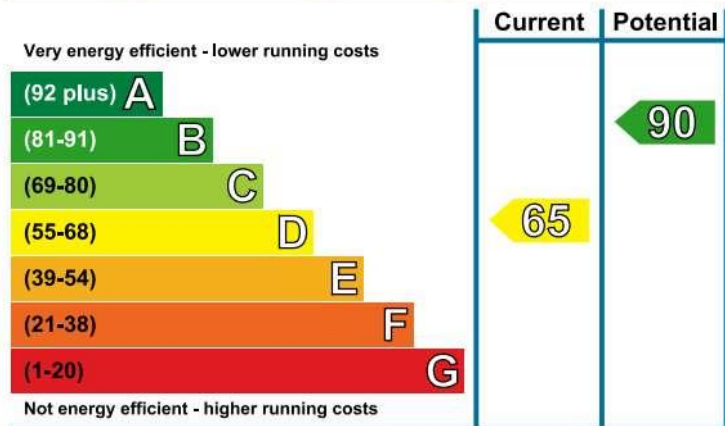
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,418
Over 3 years you could save	£ 966

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 276 over 3 years	£ 138 over 3 years	
Heating	£ 1,779 over 3 years	£ 1,113 over 3 years	
Hot Water	£ 363 over 3 years	£ 201 over 3 years	
Totals	£ 2,418	£ 1,452	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating





The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 447	
2 Low energy lighting for all fixed outlets	£40	£ 111	
3 Heating controls (room thermostat)	£350 - £450	£ 84	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.