



**46 Oldham Road, Grasscroft, Oldham, OL4 4HL**  
**£2,200 Per Calendar Month**

SEVEN BEDROOMS | TWO RECEPTION ROOMS | THREE BATH/SOWER ROOMS | GARAGE & GARDENS| Wharmton House is a 19th Century detached property offering generous accommodation set out over four floors. Briefly comprising hall, lounge, study, kitchen, utility room and guest wc. The basement provides extensive cellar rooms. The first floor has three double bedrooms, the master with an en suite bathroom and Juliet balcony and there is a family bathroom. The second floor has four double bedrooms and a shower room. The outside reveals parking in front of the garage and gardens to the side and rear.

Bond £2500.00

Holding Fee - One weeks rent £576.92

We are members of Client Money Protect - Membership Number CMP 002564

This office is part of an independent Redress Scheme with the Property Ombudsman.



## GROUND FLOOR

### ENTRANCE HALL

Stairs leading to the first floor.

### STUDY

12'10" x 12'2" (3.92 x 3.72)



### LOUNGE

13'5" x 18'2" (4.09 x 5.54)



### KITCHEN DINER

19'0" x 14'3" (5.81 x 4.35)



Single drainer one and a half bowl sink unit. Range cooker. A range of fitted units.

### UTILITY ROOM

12'4" x 8'6" (3.78 x 2.61)

Plumbing for an automatic washing machine.

### CLOAKS & WC



Two piece white suite.

### CELLAR

Three rooms.

### FIRST FLOOR

### BEDROOM ONE

13'6" x 18'4" (4.12 x 5.61)



To the front. Juliet balcony.



### EN SUITE BATHROOM

8'2" x 8'1" (2.51 x 2.47)



Three piece suite.

### BEDROOM SIX

12'1" x 11'10" (3.70 x 3.63)



To the front.

### BEDROOM SEVEN

10'1" x 14'0" (3.08 x 4.28)



To the rear.

### FAMILY BATHROOM



Four piece suite.

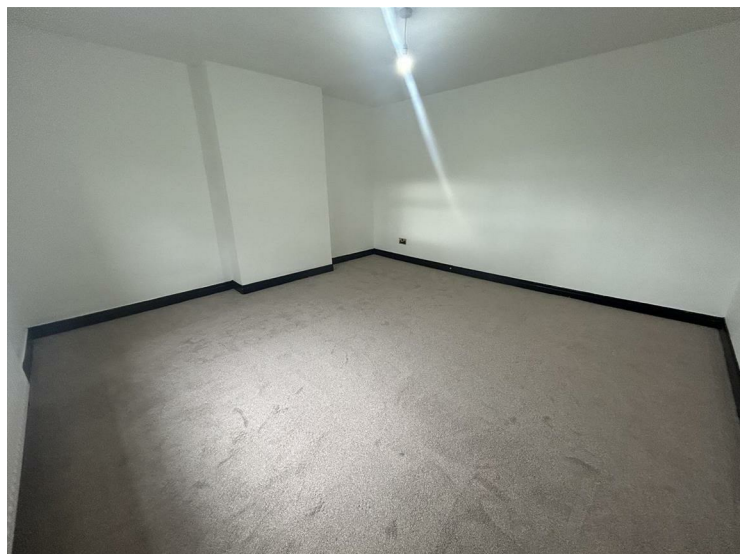
### LANDING

Stairs to the second floor.

### SECOND FLOOR

### BEDROOM TWO

13'9" x 13'9" (4.21 x 4.21)



To the front.



### BEDROOM THREE

13'9" x 12'11" (4.21 x 3.95)



To rear.

### BEDROOM FOUR

12'4" x 14'5" (3.77 x 4.40)



To the rear.

### BEDROOM FIVE

12'2" x 11'7" (3.71 x 3.55)

To the front.

### SHOWER ROOM



Three piece white suite, shower cubicle.

### EXTERNALLY

Driveway at the side leading to the garage. Gardens to the rear and 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 -

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.

