



**14 Leslie Avenue, Chadderton, Oldham, OL9 7HF**  
**£950 Per Calendar Month**

A three bedroom mid terrace. Comprising of an entrance hall, lounge, dining room, kitchen, three bedrooms, and bathroom & WC. There are garden areas to front and rear. Located close to the Metro Link, local shops and schools.

BOND £950.00

Reservation Fee £220.00

We are members of Client Money Protect - Membership Number CMP002564

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



## ACCOMMODATION

### GROUND FLOOR

#### HALL

#### LOUNGE

12'6" x 12'7" (3.81 x 3.84)



#### KITCHEN

9'4" x 9'3" (2.85 x 2.82)



Single drainer stainless steel sink unit, gas hob, electric oven and canopy extractor. Fitted wall and base units with granite effect work tops and splash back tiling.

### FIRST FLOOR

#### DINING ROOM

9'3" x 9'5" (2.81 x 2.86)



#### BEDROOM 1

9'11" x 11'5" (3.02 x 3.48)



To the front, recessed robes.

## BEDROOM 2

10'11" x 8'9" (3.34 x 2.67)



To rear, recessed robes.

## BEDROOM 3

8'10" x 7'10" (2.69 x 2.40)

To the front.

## BATHROOM AND WC



Three piece white suite.

## EXTERNALLY

Garden areas to front & rear.

## SERVICES -

All main services are installed.

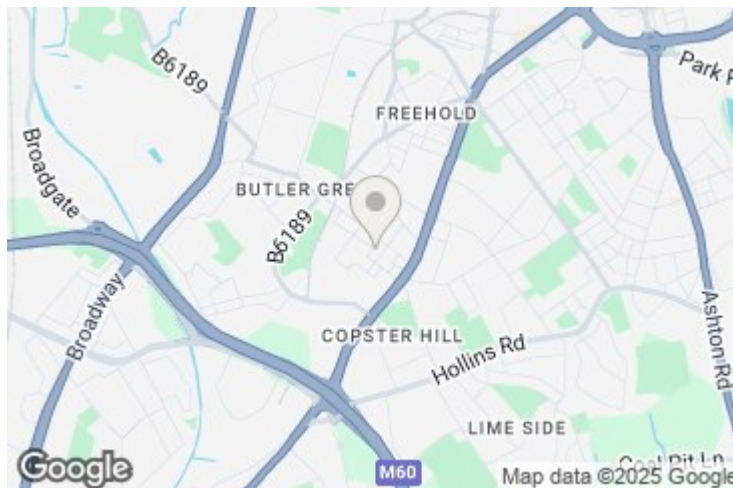
## IMPORTANT NOTICE -

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

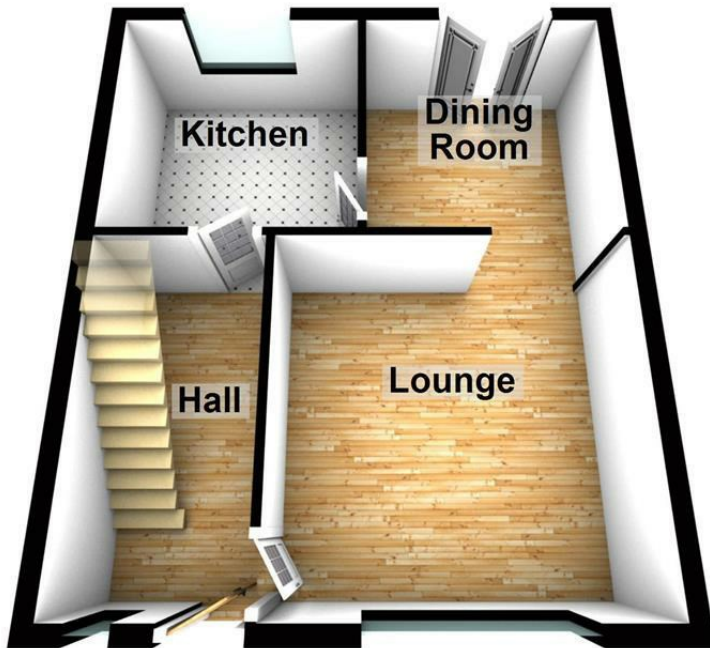
Wild & Griffiths themselves and the vendors/lessors of this property give notice that these particulars have been prepared in good faith having regard to the property misdescriptions act

(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.

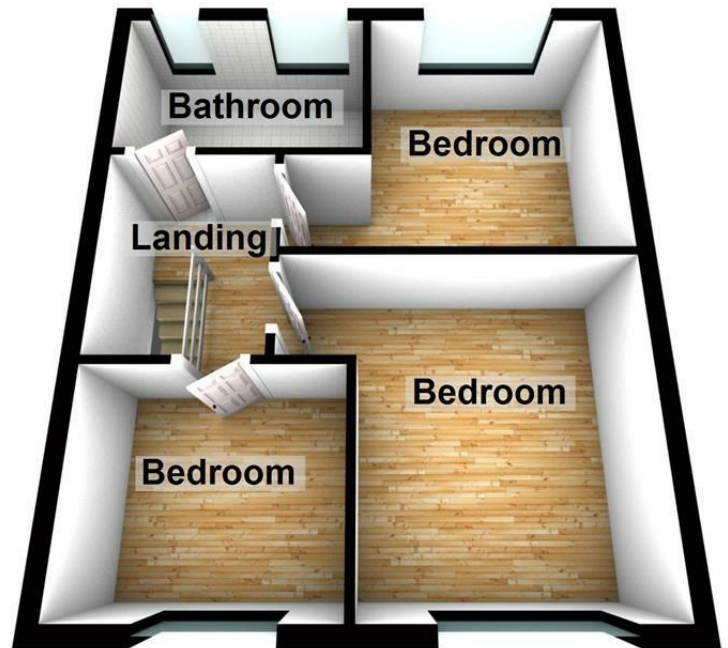




**Ground Floor**



**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>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 