



719 Huddersfield Road, Austerlands, Oldham, OL4 3PY
Offers In The Region Of £235,000

This Edwardian, terrace house enjoys an elevated position with far reaching views. Offering generous accommodation with scope to improve. Offered for sale with NO CHAIN. Viewing comes highly recommended. Comprising entrance hall, front and rear lounge, kitchen, utility room and shower room. The basement has three cellar rooms. The first floor provides three bedrooms, bathroom and landing. The second floor has a good size attic bedroom. The outside reveals a front garden, courtyard to rear, garage and a parking for 2 cars.

ACCOMMODATION

GROUND FLOOR

HALL



Stairs leading to the first floor.

FRONT LOUNGE

12'2" x 15'5" (3.72 x 4.71)



Bay window.

REAR LOUNGE

12'2" x 14'2" (3.72 x 4.33)



KITCHEN

8'0" x 16'7" (2.46 x 5.08)



Single drainer, stainless steel, sink unit. Basic range of units.

UTILITY ROOM

7'6" 10'7" (2.31 3.25)



Single drainer, sink unit.

SHOWER ROOM



Shower cubicle, two piece suite, fully tiled walls.

BASEMENT

There are 3 cellar rooms.

FIRST FLOOR

BEDROOM ONE

12'2" x 14'2" (3.72 x 4.34)



To the rear.

BEDROOM TWO

11'9" x 12'10" (3.59 x 3.92)



To the front.

BEDROOM THREE

8'3" x 9'0" (2.53 x 2.76)



To the front.

BATHROOM & WC

8'5" x 7'11" (2.57 x 2.43)



Three piece suite.

LANDING

Stairs leading to the second floor

SECOND FLOOR

ATTIC BEDROOM

12'11" x 8'11" (3.96 x 2.74)



EXTERNALLY



Garden area at the front, rear courtyard and a garage behind with parking for 2 cars.

SERVICES -

All main services are installed.

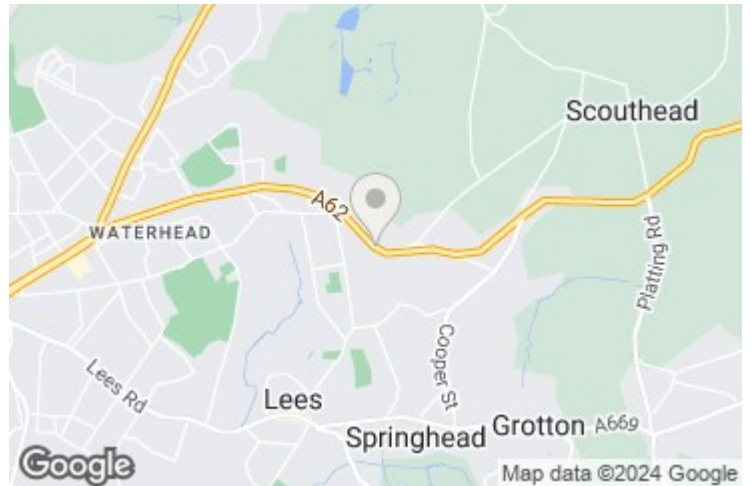
IMPORTANT NOTICE -

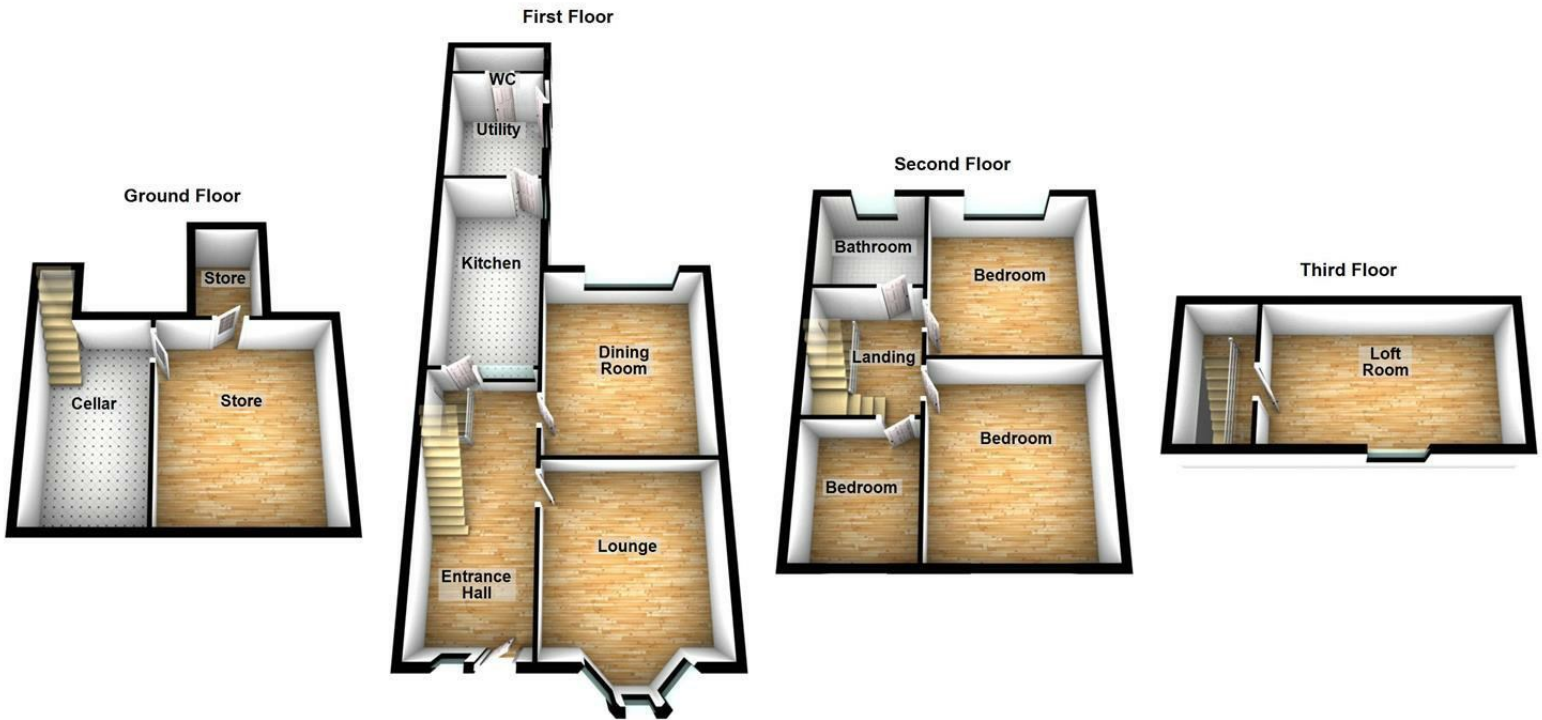
No checks have been made of any services (water, electricity,

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	33	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	