



24 Belmont Avenue, Springhead, Oldham, OL4 4RL
Offers In The Region Of £330,000

DETACHED | POPULAR LOCATION | THREE BEDROOMS | SUIT A FAMILY | PRIVATE REAR GARDEN | VIEWING ADVISED | The property on Belmont Avenue comprises to the ground floor, vestibule, hall, cloaks and WC, lounge, kitchen diner, summer room, and two bedrooms. The first floor offers the master bedroom and family bathroom. The outside reveals a front garden, driveway to the side and garage. The rear is private and extends to the side with a patio area and garden.

ACCOMMODATION

GROUND FLOOR

VESTIBULE

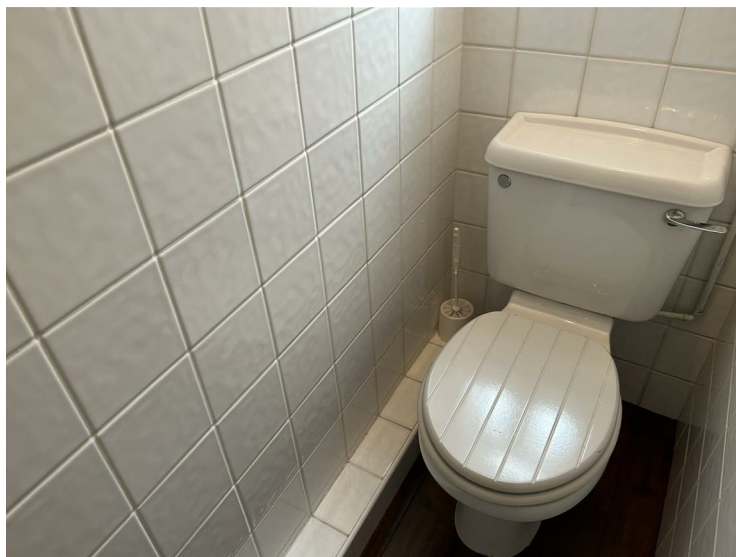
HALL



Stairs leading to the first floor.

CLOAKS & WC

2'3 x 5'9 (0.69m x 1.75m)



Two piece white suite, tiling.

LOUNGE

11'9 x 17'2 (3.58m x 5.23m)



Living flame gas fire, sliding doors to the kitchen diner.

KITCHEN DINER

9'8 x 12'1 (2.95m x 3.68m)



Single drainer, stainless steel, sink unit. Gas hob and a gas oven. A range of wall and base units with worktops.

SUMMER ROOM

11'8 x 12'1 max dimensions (3.56m x 3.68m max dimensions)



L-shaped.

BEDROOM TWO

10'4 x 10'9 (3.15m x 3.28m)



To the front.

BEDROOM THREE

12'4 x 8'5 (3.76m x 2.57m)



To rear.

FIRST FLOOR

BEDROOM ONE

11'8 x 16'3 (3.56m x 4.95m)



To the front.

BATHROOM & WC

10'3 x 5'4 (3.12m x 1.63m)



Three piece white suite, shower over the bath and shower screen, fully tiled walls.

EXTERNALLY



Garden area at the front, driveway to the side leading to the garage. There is a large rear garden extending to the side.

SERVICES -

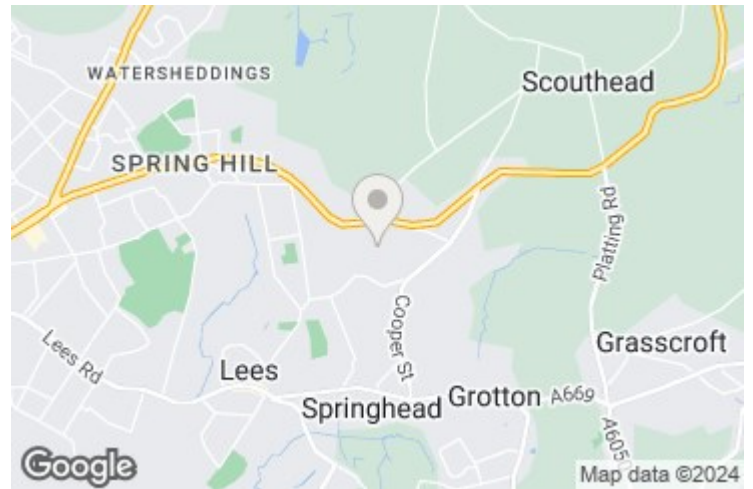
All main services are installed.

IMPORTANT NOTICE -

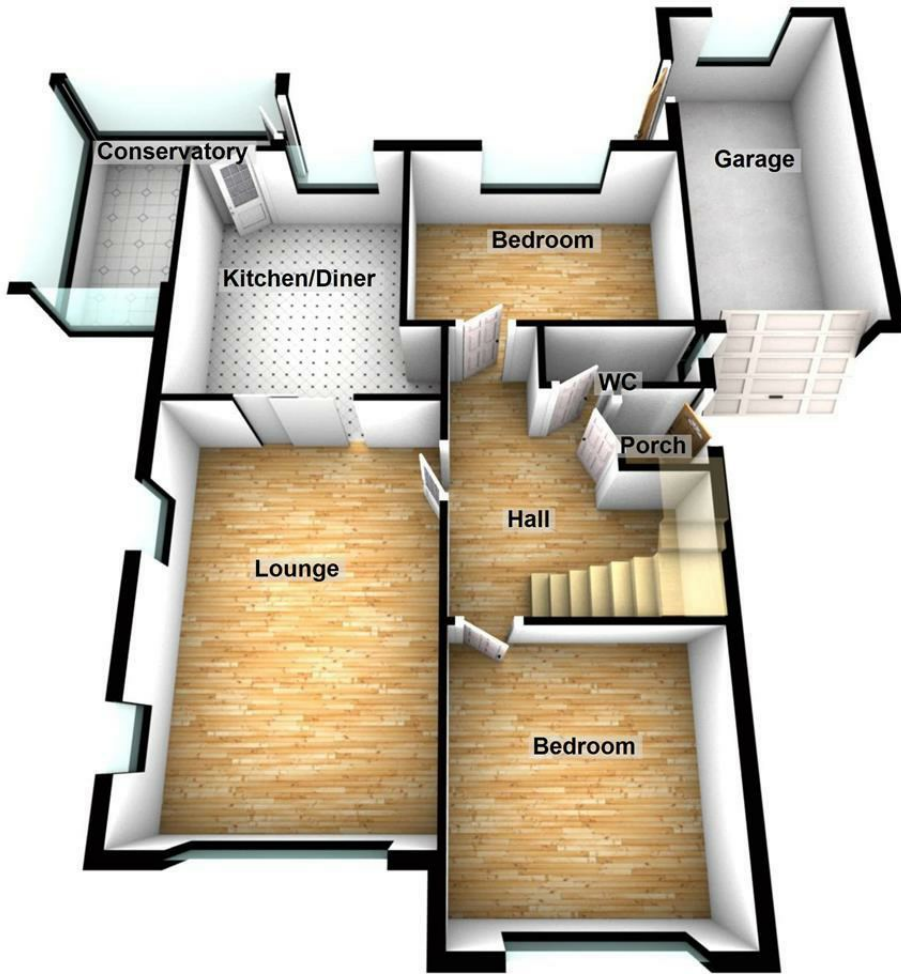
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

DISCLAIMER -

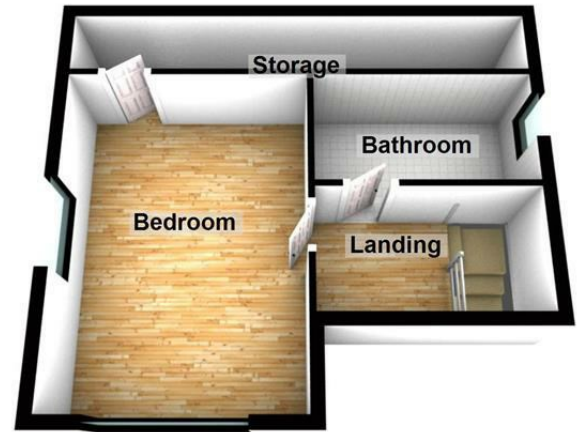
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Ground Floor



First Floor



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