



2 Station Street, Springhead, Oldham, OL4 4PQ
Reduced To £249,950

EXTENDED SEMI DETACHED | CUL-DE SAC | THREE RECEPTION ROOMS | THREE BEDROOMS | ABUTTING A BRIDLE WAY | Comprising side entrance hall, lounge, study/bedroom 4, dining room, kitchen, three bedrooms and bathroom & WC. The outside reveals garden areas at the front with a large driveway, a patio area to the side, and a private rear garden with a further two patio areas. Close to local shops, schools and public transport. This property is owned by a member of staff at Wild & Griffiths.

ACCOMMODATION

GROUND FLOOR

SIDE ENTRANCE HALL

LOUNGE

14'11" x 17'9" (4.55 x 5.43)



Solid wood fire surround and marble effect hearth with cast iron electric fire inset.

STUDY / BED FOUR

8'4" x 12'2" (2.55 x 3.72)



DINING ROOM

12'7" x 7'9" (3.85 x 2.38)



KITCHEN

6'5" x 9'6" (1.97 x 2.90)



Single drainer, one and a half bowl Astracast, sink unit. Cooker extractor. A range of solid oak wall and base units with worktops and splash back tiling. Plumbing for automatic washer/dryer and dishwasher.

Worcester Bosch combination central heating boiler.

FIRST FLOOR

8'2" x 12'0" (2.50 x 3.68)

BEDROOM ONE

8'2" x 12'0" (2.50 x 3.68)



To the rear.

BEDROOM TWO

8'0" x 10'10" (2.46 x 3.31)



To the front.

BEDROOM THREE

7'9" x 5'8" (2.37 x 1.73)

To the rear.

BATHROOM & WC

5'8" x 6'7" (1.73 x 2.02)



Three piece white Vitra suite, shower over the bath, tiling.

LANDING

EXTERNALLY



Front gardens and driveway, patio area at the side. The rear is private with two patio areas, borders and small lawned area.

SERVICES -

All main services are installed.

IMPORTANT NOTICE -

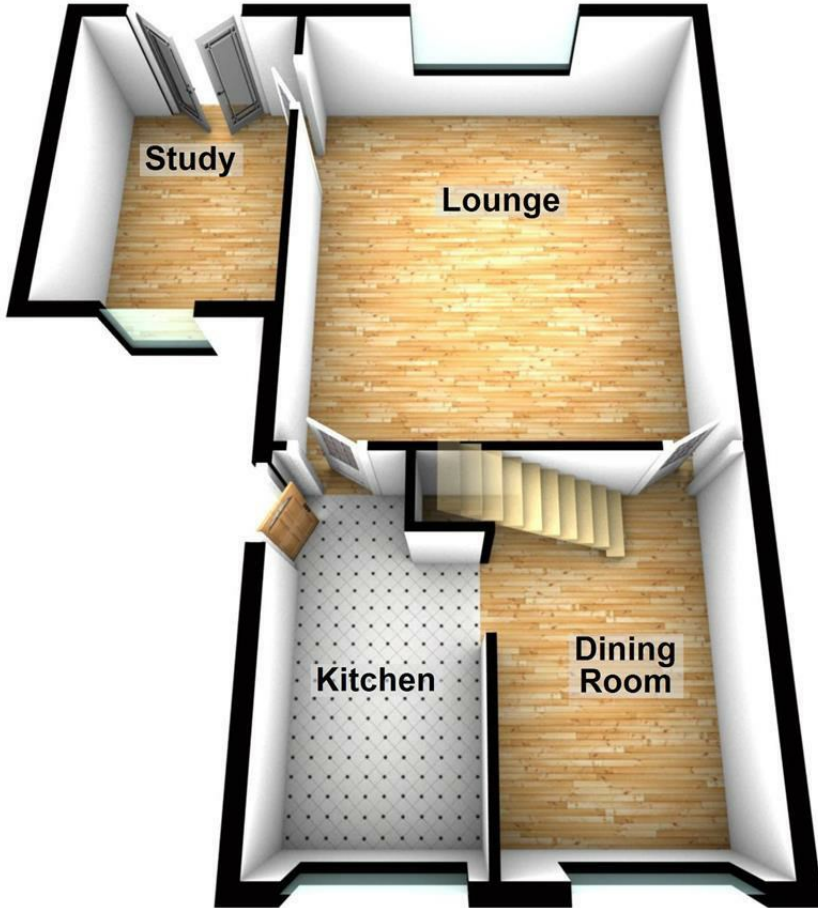
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

DISCLAIMER -

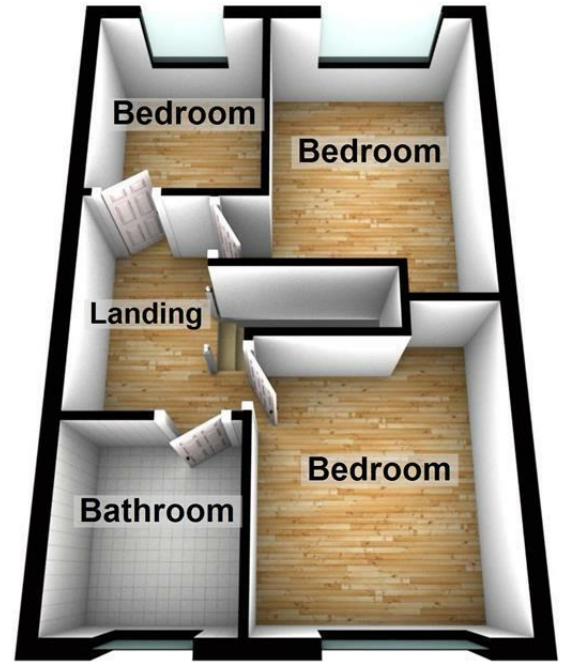
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Ground Floor



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 | | |
| | 65 | 81 |
| England & Wales | EU Directive 2002/91/EC  | |