# wild a griffiths residential solutions



# 133 Oldham Road, Springhead, Oldham, OL4 4PY £249,950

SUBSTANTIAL STONE PROPERTY BUILT 1885 | THREE STOREY | 2/3 BEDROOMS | BEAUTIFULLY MAINTAINED | TWO TOILETS/WASHROOMS | LARGE INTEGRAL GARAGE | REAR GARDEN | CIRCA 1700 SQUARE FEET | FREEHOLD | This substantial property must be viewed to fully appreciate. Comprising to the ground floor, entrance hall, large lounge and superb kitchen diner. The lower ground floor offers a large lounge/bedroom, WC and a very spacious garage and workshop. The first floor offers a large front bedroom which was previously two bedrooms, a rear double bedroom and a luxury bathroom. There is a balcony area off the kitchen and a good size rear garden. VIEWING ESSENTIAL. NO CHAIN & VACANT POSSESSION.

### **ACCOMMODATION**

### **GROUND FLOOR**

#### **VESTIBULE**

### **HALL**



**LOUNGE** 12'9 x 14'7 (3.89m x 4.45m)





**KITCHEN DINER** 15'6 x 17 (4.72m x 5.18m)











Single drainer, one and a half bowl, stainless steel, sink unit. Induction hob, oven, extractor, microwave, fridge, freezer and dishwasher. A range of wall and base units with worktops and splash back tiling.

# **LOWER GROUND FLOOR**

# LOUNGE/BEDROOM

15'6 x 13'9 (4.72m x 4.19m)







### **CLOAKS & WC**



Two piece suite.

**GARAGE & WORKSHOP** 

16 x 17'1 (4.88m x 5.21m)





Electric, up and over door.

# **FIRST FLOOR**

#### **BEDROOM ONE**

14'1 x 12'9 (4.29m x 3.89m)





To the front. Fitted robes.

# **BEDROOM TWO**

7'8 x 17'1 (2.34m x 5.21m)





To rear.

#### **BATHROOM & WC**

7'2 x 10'6 (2.18m x 3.20m)







Three piece white suite, walk in shower cubicle, fully tiled.

#### **LANDING**

Loft access.

#### **EXTERNALLY**





Balcony area off the kitchen. The lane at the rear provides access to the garage and there is a garden area on the other side of the lane.

#### **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 -**

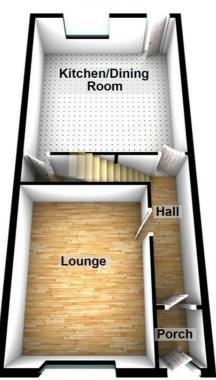
Wild & Griffiths themselves and the vendors/lessors of this property give notice that these particulars have been prepared in good faith having regard to the property misdescriptions act (1991). Measurements are intended for descriptive purposes only and are believed to be correct but any intending purchasers 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.



## **Basement**



# **Ground Floor**



# First Floor



