



**40 Belmont Avenue, Springhead, Oldham, OL4 4RS**  
**Offers In The Region Of £335,000**

DETACHED | VERY WELL PRESENTED | FOUR BEDROOMS | TWO RECEPTION ROOMS | IDEAL FOR A FAMILY | VIEWING HIGHLY RECOMMENDED | The property on Belmont Avenue comprises to the ground floor, entrance hall, cloaks & WC, lounge, kitchen, rear porch, study and store room and two ground floor bedrooms. The first floor has the master bedroom, bedroom four, shower room and landing. The outside reveals a front garden with artificial grass, a side block paved driveway and a side passageway leading to the rear garden which is private and has a very attractive, large patio area. Located in a popular position close to local schools, shops, bars and restaurants.

## ACCOMMODATION

### GROUND FLOOR

#### HALL



#### CLOAKS & WC



Two piece white suite.

#### LOUNGE

11'7" 16'11" (3.55 5.18)



#### KITCHEN

9'5" x 11'8" (2.89 x 3.56)



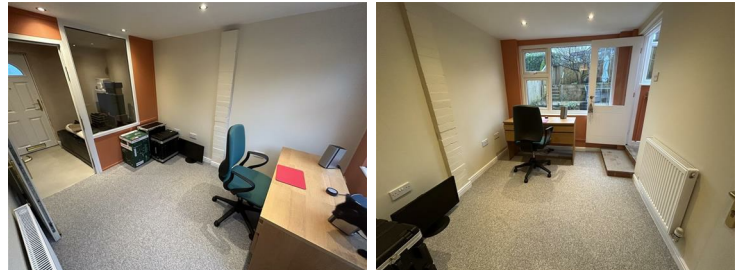
Single drainer, one and a half bowl, stainless steel, sink unit. Range cooker and canopy extractor. A range of fitted wall and base units with worktops and splash back tiling.

#### REAR PORCH



#### STUDY

7'5" x 15'8" (2.27 x 4.79)



This room has been converted from the garage and has a store room.

#### BEDROOM TWO

10'0" x 10'7" (3.05 x 3.25)



To the front.

### BEDROOM THREE

12'1" x 8'2" (3.70 x 2.50)



### SHOWER ROOM

6'8" x 10'5" (2.04 x 3.18)



Large walk in shower cubicle, two piece white suite, fully tiled walls and floor.

### LANDING



To rear.

### FIRST FLOOR

#### BEDROOM ONE

11'6" x 12'2" (3.52 x 3.71)



### EXTERNALLY



Garden area at the front with artificial grass, block paved driveway to the side and a block paved path on the other side leading to the rear garden. The rear garden is private with large, attractive patio area.

### SERVICES -

All main services are installed.

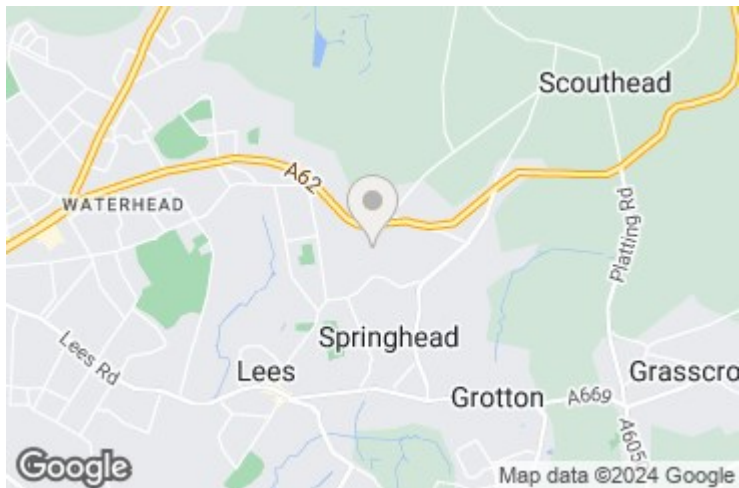
### DISCLAIMER -

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.

To the front.

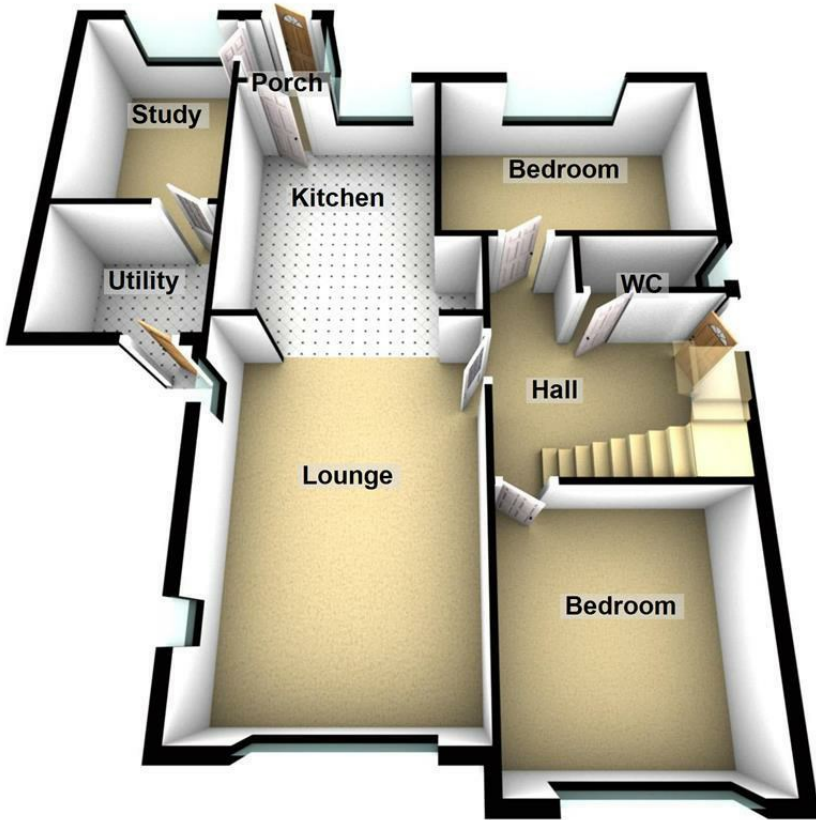
#### BEDROOM FOUR

9'5" x 7'10" (2.89 x 2.41)

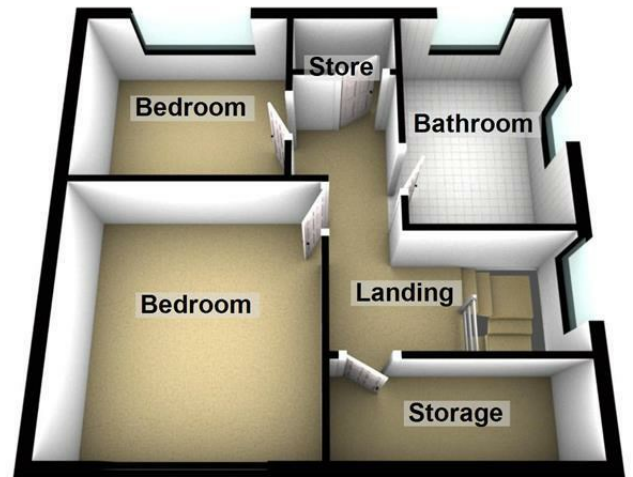


To rear.

### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		82
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC