



42 Church Street East, Waterhead, Oldham, OL4 2JQ
Offers In The Region Of £215,000

STONE TERRACE | TWO STOREY REAR EXTENSION | TWO LOUNGES + BASEMENT ROOM | THREE BEDROOMS |
The house on Church Street East is very spacious and comprises to the ground floor, entrance hall, front lounge, rear lounge and kitchen. The lower ground floor provides a large room currently used as utility room but could offer a variety of uses. The first floor offers three bedrooms and bathroom & WC. The outside reveals a small forecourt garden and the rear has a covered patio area off the rear lounge, a patio area off the lower ground floor with access to a WC and a lower patio area. Located close to open Countryside and local shops and public transport.

ACCOMMODATION

GROUND FLOOR

HALL



FRONT LOUNGE

9'2 x 11'1 (2.79m x 3.38m)



REAR LOUNGE

13'5 x 11'8 (4.09m x 3.56m)



KITCHEN

5'9 x 7'2 (1.75m x 2.18m)



Single bowl, sink unit. Gas hob, oven, grill and canopy extractor. A range of wall and base units with worktops and splash back tiling.

LOWER GROUND FLOOR

BASEMENT ROOM

12'9 x 11 (3.89m x 3.35m)



A versatile room that could be used as a lounge, office or bedroom.

FIRST FLOOR

BEDROOM ONE

12 x 17'7 (3.66m x 5.36m)



This bedroom is I-shaped and the front section could be used as a dressing room.

BEDROOM TWO

7'8 x 8'4 (2.34m x 2.54m)



To the front.

BEDROOM THREE

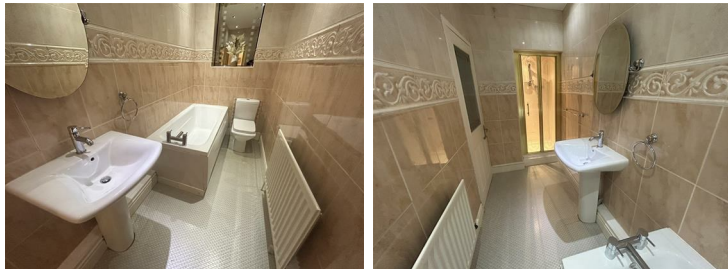
5 x 10'8 (1.52m x 3.25m)



To the front.

BATHROOM & wc

4 x 11'8 (1.22m x 3.56m)



Three piece white suite, shower cubicle, fully tiled walls.

LANDING

EXTERNALLY



Small forecourt garden. The rear has a covered patio area off the rear lounge. There is a paved patio area off the basement room and access to an internal WC. There is a further patio area at the lower level.

SERVICES -

All main services are installed.

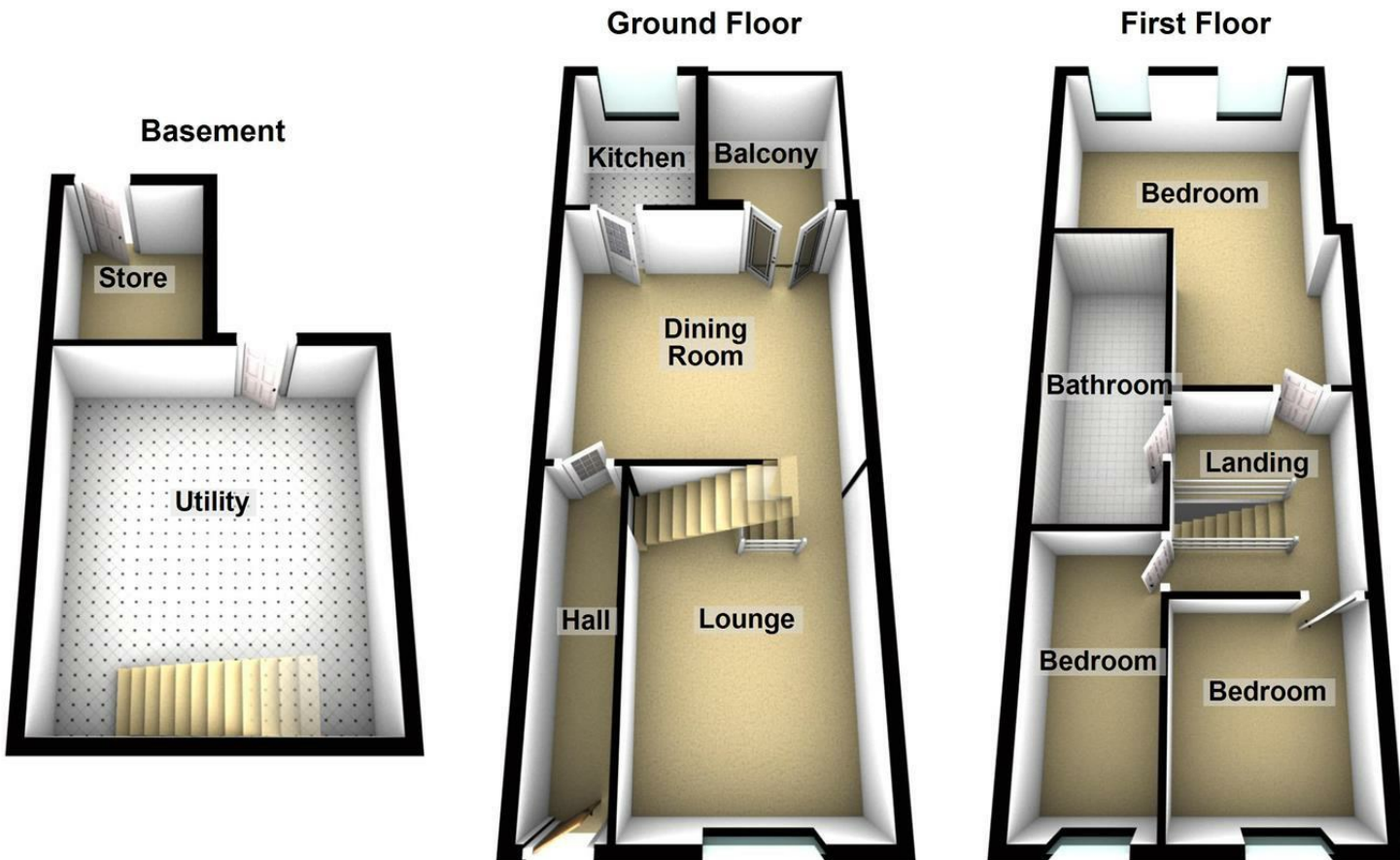
IMPORTANT NOTICE -

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		73
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	