



**27 Chew Valley Road, Greenfield, Oldham, OL3 7AF**  
**Offers In The Region Of £179,950**

THREE STOREY STONE COTTAGE | IDEAL BUY TO LET OR AIR BNB POTENTIAL | OPEN PLAN KITCHEN DINER | VERY WELL MAINTAINED | VIEWING ADVISED | NO CHAIN | The property on Chew Valley Road has living accommodation over three levels and comprises to the ground floor, lounge, the lower ground floor has an open plan kitchen diner and the first floor has the bedroom and shower room. There is a small outside sitting area at the rear. Located in the popular Village of Greenfield which has a variety of local shops and pubs and the Railway station is within walking distance.

## ACCOMMODATION

### GROUND FLOOR

#### LOUNGE

14'2" x 16'0" (4.32 x 4.88)



### LOWER GROUND FLOOR

#### KITCHEN DINER

12'11" x 15'10" (3.94 x 4.83)

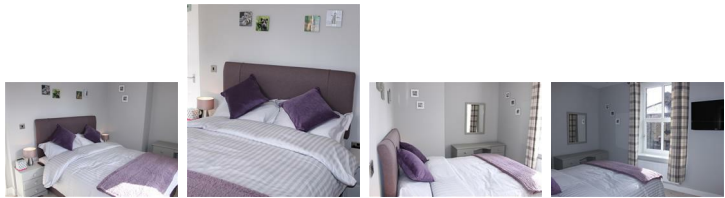


A range of fitted units.

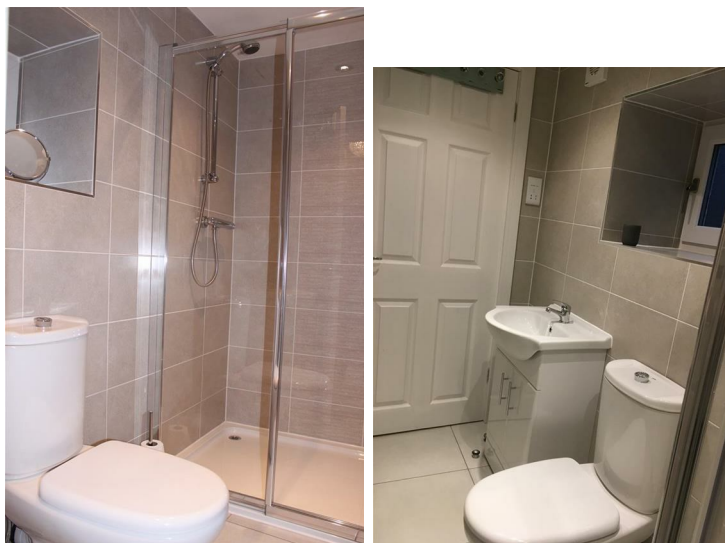
### FIRST FLOOR

#### BEDROOM ONE

9'1" x 12'11" (2.77 x 3.94)



### SHOWER ROOM



Shower cubicle, two piece white suite.

## EXTERNALLY



Small sitting out area to the rear.

### 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 -

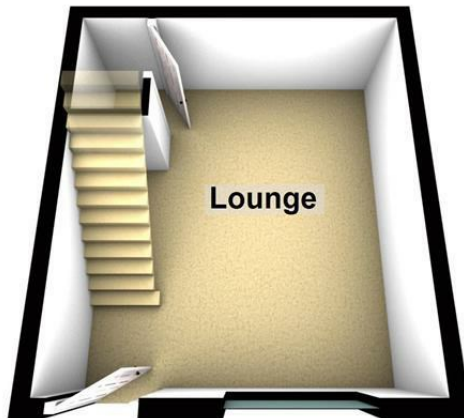
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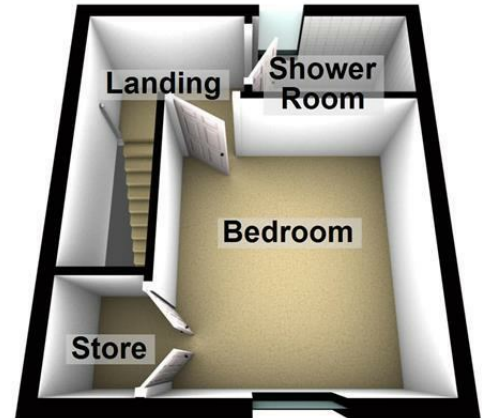
Lower Ground Floor



Ground Floor



First Floor



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