



**39 Gibraltar Street, Salem, Oldham, OL4 5HN**  
**Offers Over £250,000**

SEMI DETACHED BUNGALOW | FOUR BEDROOMS | TWO RECEPTION ROOMS | PARKING FOR 3 CARS | NO CHAIN |  
The property on Gibraltar Street comprises to the ground floor a large side entrance lean to and rear storeroom at the back, entrance hall, lounge, open plan dining room and kitchen, utility room & WC and bedroom four. The first floor has three bedrooms and bathroom & WC. The outside provides parking for 3 cars at the front and the rear is private with a patio area and artificial grass.

## ACCOMMODATION

### GROUND FLOOR

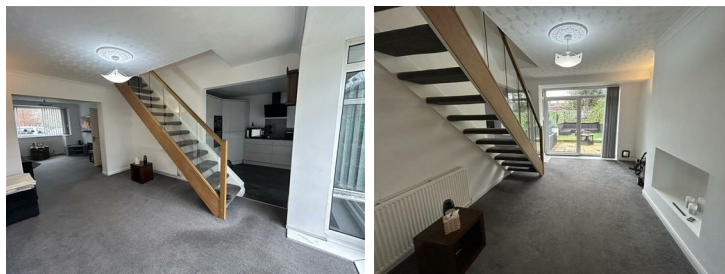
#### SIDE LEAN TO

7'10 x 21'10 (2.39m x 6.65m)



#### DINING ROOM

10'6 x 15'1 (3.20m x 4.60m)



#### KITCHEN

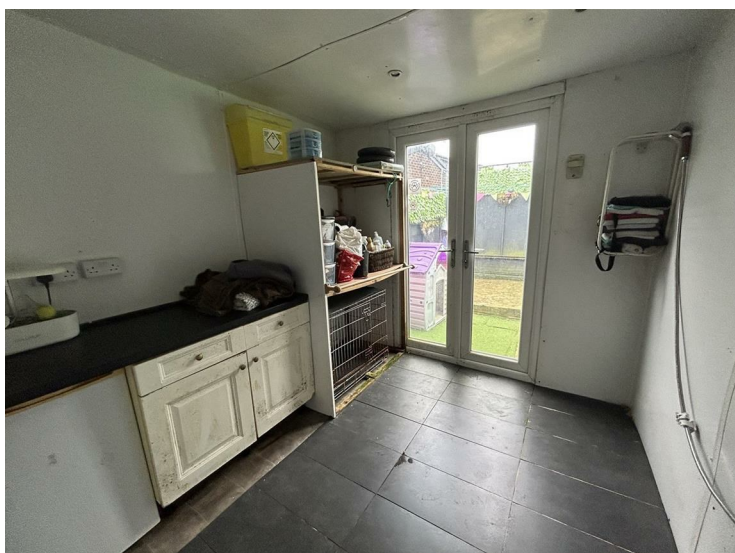
8'9 x 11'9 (2.67m x 3.58m)



Single drainer, polycarbonate, sink unit. Electric hob, oven, grill and extractor. Integrated fridge, freezer and dishwasher. A range of white gloss wall and base units with worktops and splash back.

#### REAR STORE

7'10 x 9'7 (2.39m x 2.92m)



#### UTILITY & WC

5 x 5'5 (1.52m x 1.65m)



#### ENTRANCE HALL

#### LOUNGE

10'6 x 15'5 (3.20m x 4.70m)



**BEDROOM FOUR**

8'8 x 9'3 (2.64m x 2.82m)



**BEDROOM TWO**

7'4 x 13 (2.24m x 3.96m)



**FIRST FLOOR**

**BEDROOM ONE**

8'8 x 15'6 (2.64m x 4.72m)



**BEDROOM THREE**

6'3 x 9'10 (1.91m x 3.00m)



**BATHROOM & WC**

8 x 7'4 (2.44m x 2.24m)



Three piece white suite, shower cubicle, fully tiled.

**LANDING**

## EXTERNALLY



Prking for 3 cars at the front. A private rear garden with a patio area and artificial grass.

## SERVICES -

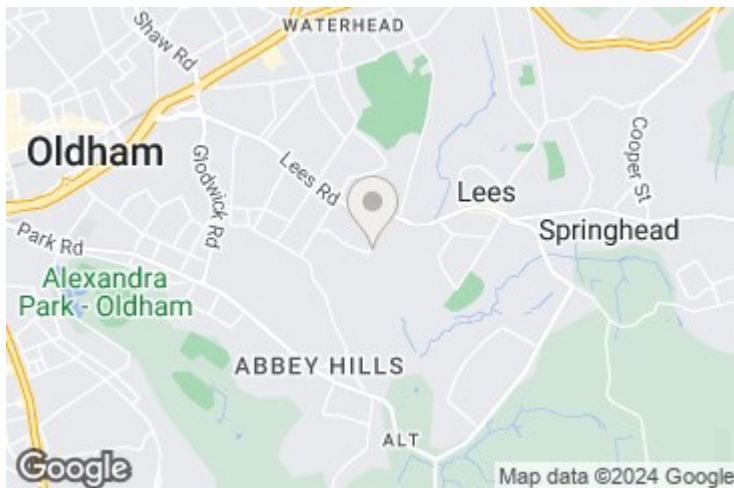
All main services are installed.

## IMPORTANT NOTICE -

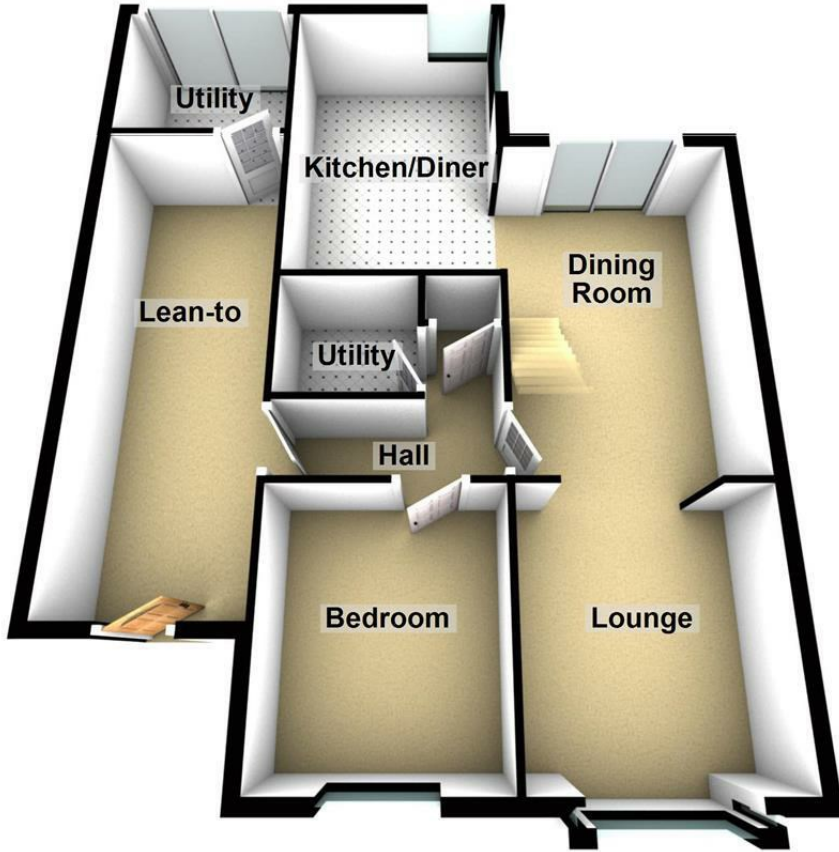
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

## DISCLAIMER -

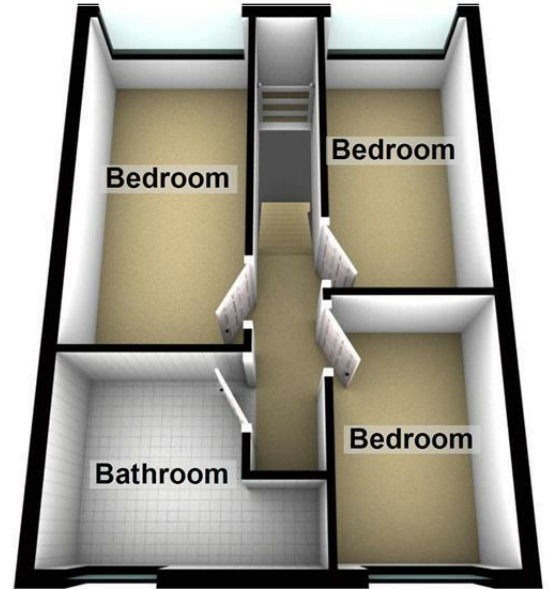
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### Ground Floor



### First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	