



30 Osmond Street, Greenacres, Oldham, OL4 3EB

£85,000

30 Osmond Street, Oldham, OL4 3EB. We advise that an offer has been made for the above property in the sum of £87,500. Any persons wishing to increase on this offer should notify the agents of their offer prior to exchange of contracts. Wild & Griffiths, 90 High Street, Lees, Oldham, OL4 5AA, 0161 626 3471.

CASH BUYERS ONLY | MID TERRACE | NO CHAIN | TWO BEDROOMS | MODERNISATION REQUIRED | IDEAL FOR AN INVESTOR

The house on Osmond Street comprises of lounge, kitchen diner, two bedrooms and bathroom. The outside reveals a forecourt and yard to rear. Close to local amenities and public transport.

ACCOMMODATION

GROUND FLOOR

VESTIBULE

LOUNGE

13'6 x 11'9 (4.11m x 3.58m)

KITCHEN

10'6 x 15'2 (3.20m x 4.62m)

Single drainer, polycarbonate, sink unit. Gas hob and electric oven. Wall and base units with worktops and splash back tiling.

FIRST FLOOR

BEDROOM ONE

13'7 x 11'9 (4.14m x 3.58m)

To the front.

BEDROOM TWO

7'4 x 13'5 (2.24m x 4.09m)

To rear.

BATHROOM & WC

6 x 7'9 (1.83m x 2.36m)

Three piece white suite, tiling.

LANDING

EXTERNALLY

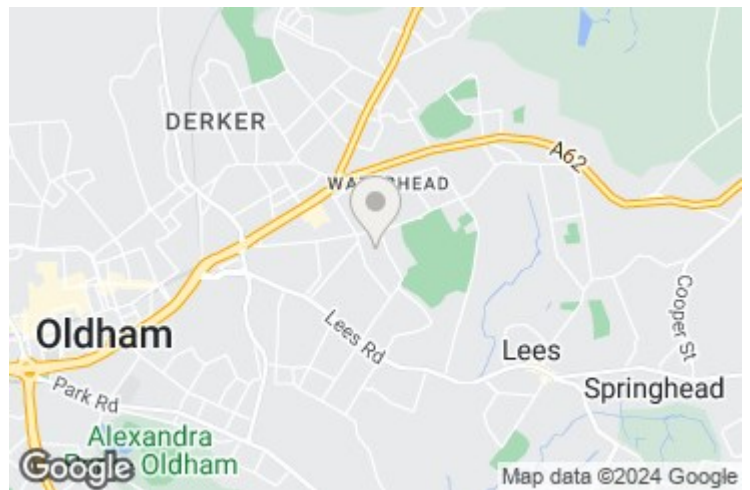
Forecourt and enclosed yard to rear.

IMPORTANT NOTICE -

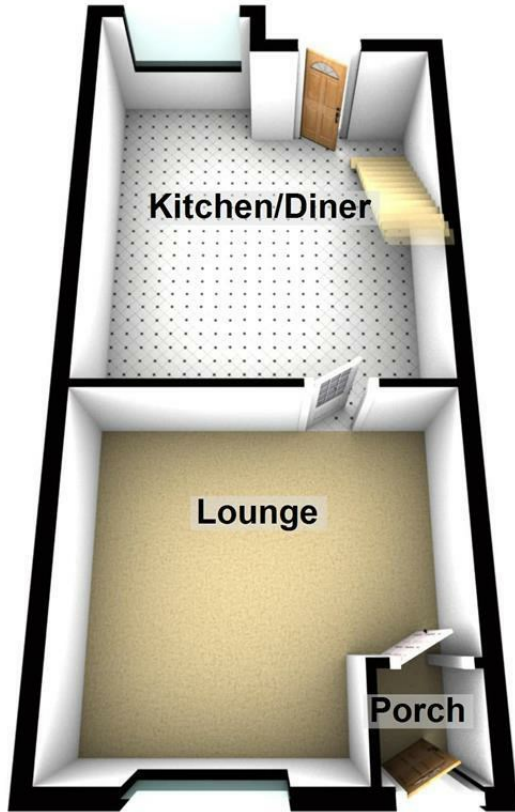
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

DISCLAIMER -

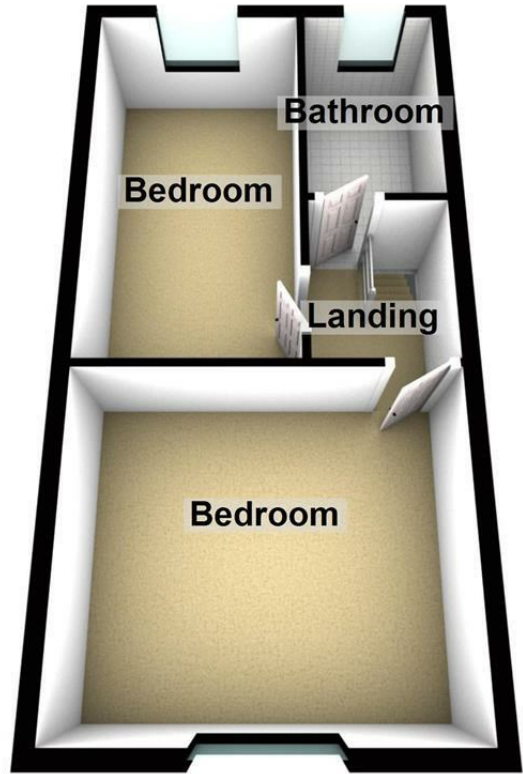
Wild & Griffiths themselves and the vendors/lessors of this property give notice that these particulars have been prepared in good faith having regard to the property misdescriptions act (1991). Measurements are intended for descriptive purposes only and are believed to be correct but any intending purchasers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



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	