14 Erith Road, Clarksfield, Oldham, OL4 1PX
Offers In The Region Of £125,000

MID TERRACE | TWO BEDROOMS | IDEAL FIRST PURCHASE | NO CHAIN | VIEWING ADVISED | The property on Erith Road comprises of vestibule, lounge, kitchen diner, two bedrooms, bathroom & WC and landing. The outside offers a forecourt and enclosed yard to rear. Close to local amenities and public transport.

ACCOMMODATION

GROUND FLOOR

VESTIBULE

LOUNGE
14'2 x 14'4 (4.32m x 4.37m)

KITCHEN DINER
14'3 x 9'8 (4.34m x 2.95m)

Single drainer, stainless steel, sink unit. Gas hob, electric oven and extractor. A range of wall and base units.

FIRST FLOOR

BEDROOM ONE
12'9 12'8 (3.89m 3.86m)

To the front.

BEDROOM TWO
8'6 x 9'9 (2.59m x 2.97m)

To the rear.

BATHROOM & WC
4'7 x 7 (1.40m x 2.13m)

Three piece suite, fully tiled.

LANDING

wild & griffiths
residential solutions

EXTERNALLY

Forecourt and enclosed courtyard to rear.

SERVICES -
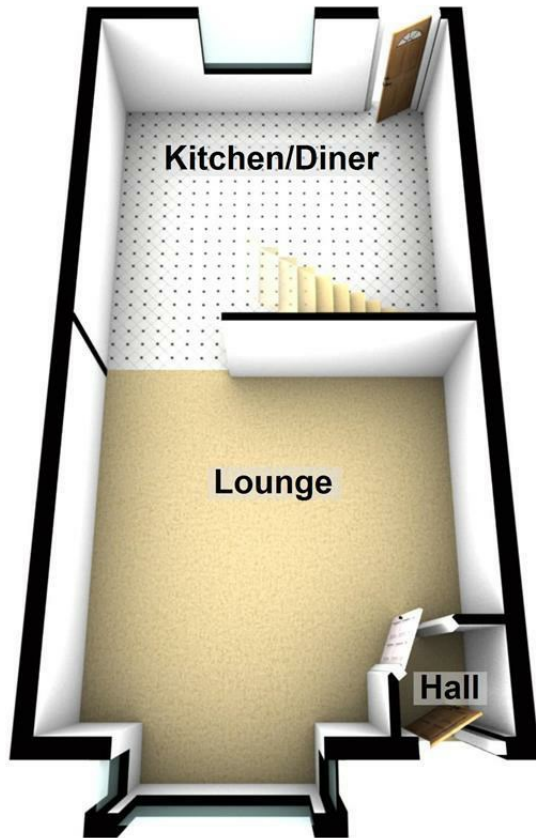All main services are installed.

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 -
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

Kitchen/Diner

Lounge

Hall

First Floor

Bathroom

Bedroom

Landing

Bedroom

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residential solutions