



3 Hollins Street, Springhead, Oldham, OL4 4PZ
Offers Over £140,000

STONE TERRACE | TWO BEDROOMS | IDEAL FIRST PURCHASE/BUY TO LET | NO CHAIN | FREEHOLD | COMMUNAL COURTYARD TO REAR| The house on Hollins Street, Springhead comprises of a lounge, kitchen diner, two bedrooms and bathroom & WC. There is a communal area to rear. Located close to the Lees Village centre which provides a range of local shops, bars and restaurants.

ACCOMMODATION

GROUND FLOOR

LOUNGE

12'9" x 12'7" (3.89 x 3.85)



KITCHEN DINER

12'9" x 8'2" (3.89 x 2.50)

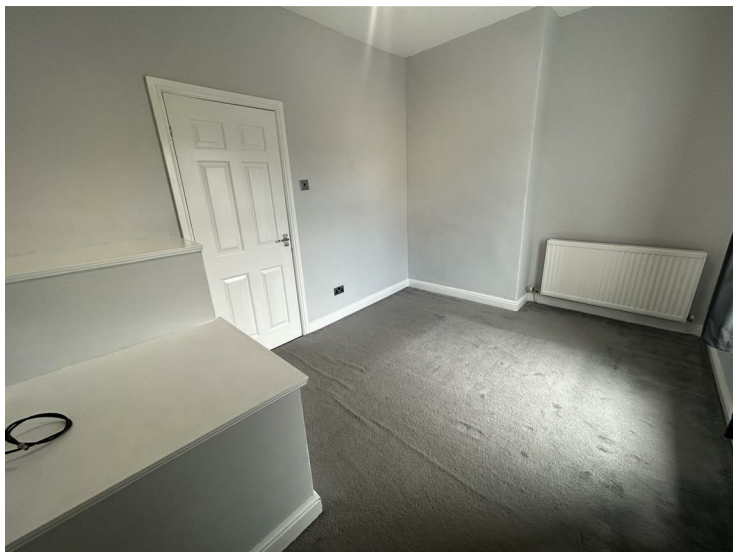


Single drainer, stainless steel, sink unit. Gas hob, electric oven & grill and extractor. A range of wall and base units and worktops and splash back tiling.

FIRST FLOOR

BEDROOM ONE

12'9" x 9'0" (3.89 x 2.75)



BEDROOM TWO

7'2" x 11'9" (2.20 x 3.60)



BATHROOM & WC

5'6" x 5'7" (1.69 x 1.72)



Three piece white suite, shower over the bath, fully tiled.

EXTERNALLY



Communal area to rear. The house owns to the centre of the unadopted road so parking is permitted outside the front of the house to the owner.

SERVICES -

All main services are installed.

IMPORTANT NOTICE -

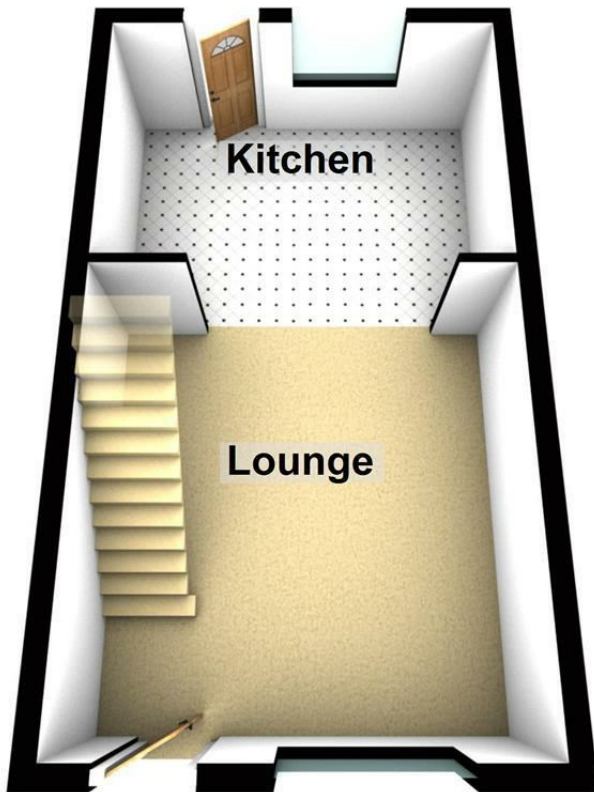
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

DISCLAIMER -

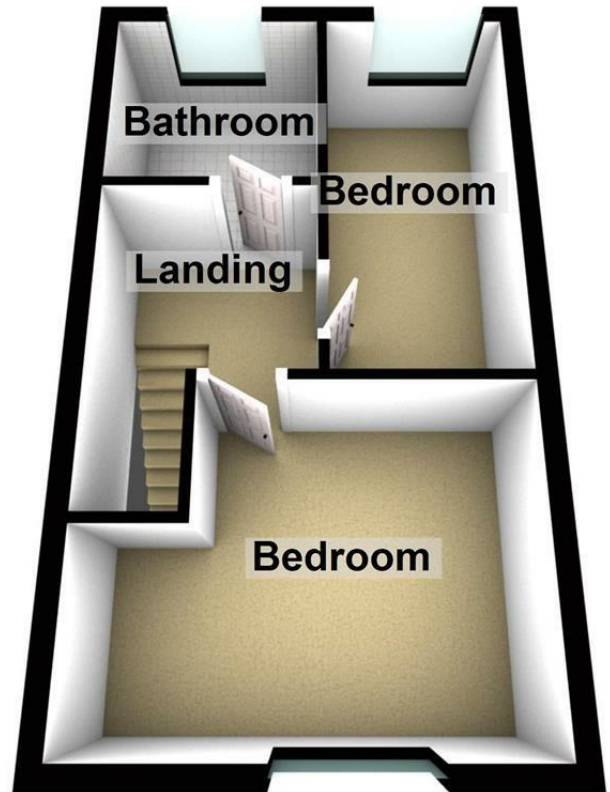
Wild & Griffiths themselves and the vendors/lessors of this property give notice that these particulars have been prepared in good faith having regard to the property misdescriptions act (1991). Measurements are intended for descriptive purposes only and are believed to be correct but any intending purchasers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



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		88
	70	
England & Wales	EU Directive 2002/91/EC 