



**98 Fir Tree Avenue, Fitton Hill, Oldham, OL8 2PL**  
**£159,000**

MID TERRACE | MODERNISATION REQUIRED | THREE BEDROOMS | LARGE REAR GARDEN | NO CHAIN | FREEHOLD | The house on Fir Tree Avenue comprises a hall, through lounge and dining area, kitchen, three bedrooms and bathroom & WC. The outside provides a front garden and a large rear garden.

## ACCOMMODATION

### GROUND FLOOR

#### HALL

#### THROUGH LOUNGE & DINING AREA

11'7" x 19'3" (3.55 x 5.87)



#### BEDROOM TWO

14'4" x 8'3" (4.37 x 2.53)



To rear.

#### BEDROOM THREE

6'5" x 10'4" (1.98 x 3.15)



To the front.

#### KITCHEN

11'0" x 16'5" max dimensions (3.36 x 5.02 max dimensions)  
Single drainer, one and a half bowl, stainless steel, sink unit.  
Electric hob, oven and extractor. Basic range of units.

### FIRST FLOOR

#### BEDROOM ONE

11'10" x 10'4" (3.63 x 3.15)



To the front.

**BATHROOM & WC**  
7'1" x 5'1" (2.17 x 1.57)



Three piece white suite, fully tiled.

**LANDING**

**EXTERNALLY**



Front garden and large rear garden with a patio area.

**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.

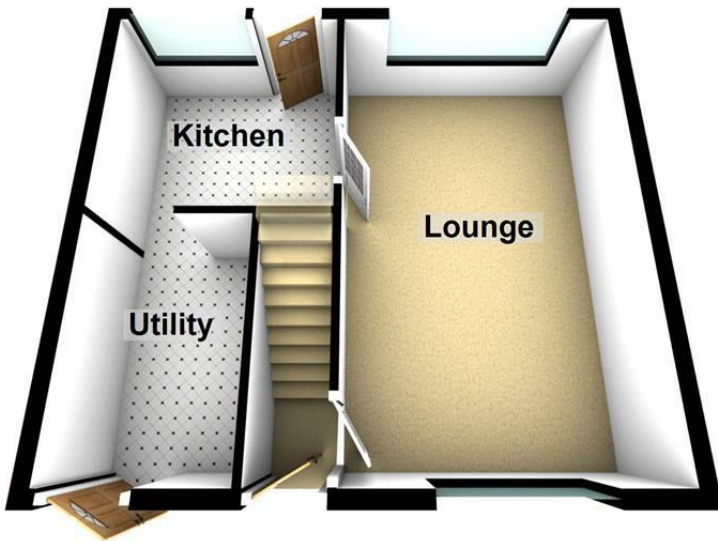
**DISCLAIMER -**

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

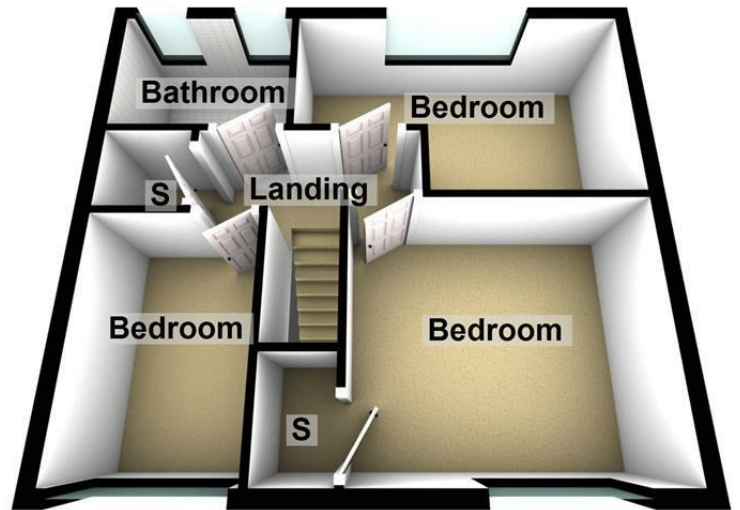
provided and condition of the property and no warranty is given by the vendor, their agents or any other person in their employment. The property is offered subject to contract and still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	79
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 