



12 Ferndale Close, Pitses, Oldham, OL4 5NL

£190,000

SEMI DETACHED BUNGALOW | CUL-DE-SAC | NO CHAIN | TWO BEDROOMS | VIEWING ADVISED |

The bungalow on Ferndale Close comprises of a vestibule, hall, lounge, kitchen, conservatory, two bedrooms and shower room. The outside reveals a front garden, driveway to the side and a rear garden with a patio area. Located close to open countryside.

ACCOMMODATION

VESTIBULE

HALL

LOUNGE

10'5 x 16'4 (3.18m x 4.98m)



KITCHEN

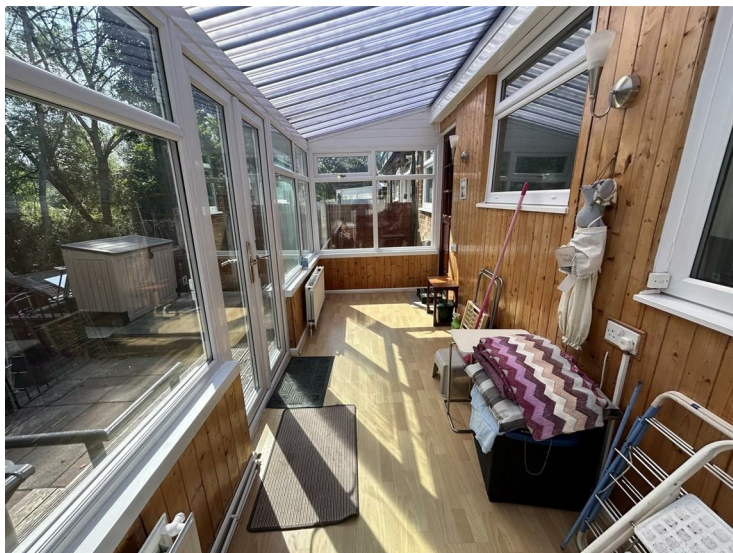
9'3 x 11'2 (2.82m x 3.40m)



Single drainer, one and a half bowl, stainless steel, sink unit. A range of wall and base units with worktops and splash back tiling.

CONSERVATORY

17'7 x 5'5 (5.36m x 1.65m)



BEDROOM ONE

11'2 x 10'9 (3.40m x 3.28m)



To the front. Fitted robes.

BEDROOM TWO

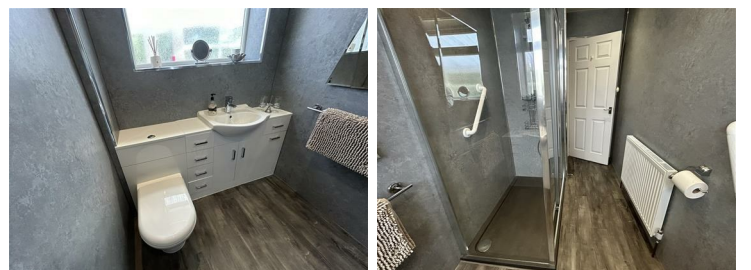
7'1 x 10'7 (2.16m x 3.23m)



To the rear.

SHOWER ROOM

5'2 x 10'5 (1.57m x 3.18m)



Walk in shower cubicle, two piece white suite.

EXTERNALLY



Front garden, driveway to the side providing good off road parking, rear garden with a patio area.

SERVICES -

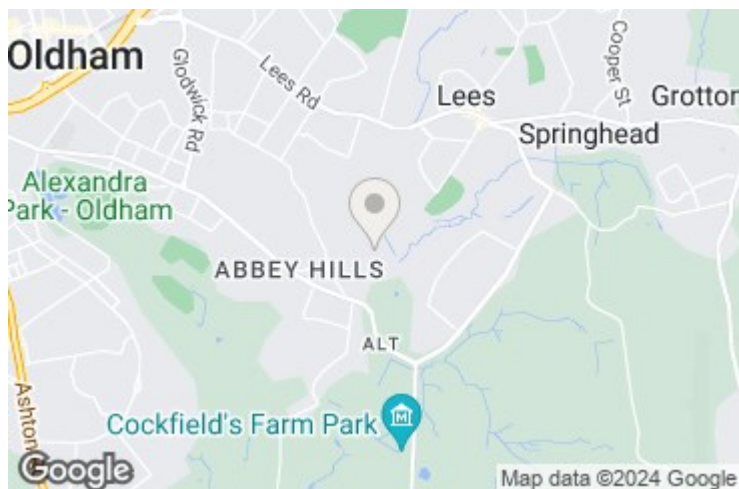
All main services are installed.

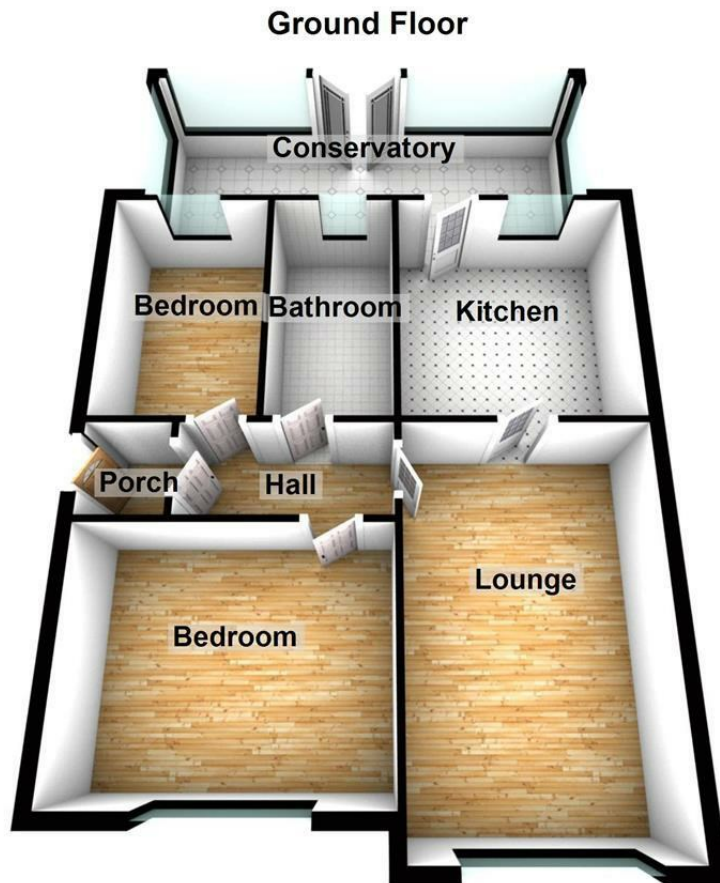
IMPORTANT NOTICE -

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	