



40 Higher Fullwood, Moorside, Oldham, OL1 4NL
£205,000

SEMI DETACHED | THREE BEDROOMS | NO CHAIN | VIEWING ADVISED | NEW CARPETS AND RE-DECORATED | The house on Higher Fulwood comprises of a hall, lounge, dining area, kitchen, three bedrooms, bathroom & WC and landing. The outside reveals a large front garden, rear garden with a patio area and a side and rear driveways. Ideal for a family.

ACCOMMODATION

GROUND FLOOR

HALL

LOUNGE

12'0" x 13'11" (3.66 x 4.25)



DINING AREA

6'8" x 8'4" (2.04 x 2.55)



KITCHEN

8'3" x 7'8" (2.54 x 2.35)



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

FIRST FLOOR

BEDROOM ONE

8'6" x 11'1" (2.60 x 3.40)



To the front. Fitted Robes.

BEDROOM TWO

8'7" x 9'4" (2.63 x 2.87)



To the rear.

BEDROOM THREE

5'11" x 5'11" (1.82 x 1.81)



To the front.

BATHROOM & WC

5'10" x 5'1" (1.80 x 1.56)



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

LANDING

EXTERNALLY



Large front garden, rear garden with a patio area and a side and rear driveway.

SERVICES -

All main services are installed.

IMPORTANT NOTICE -

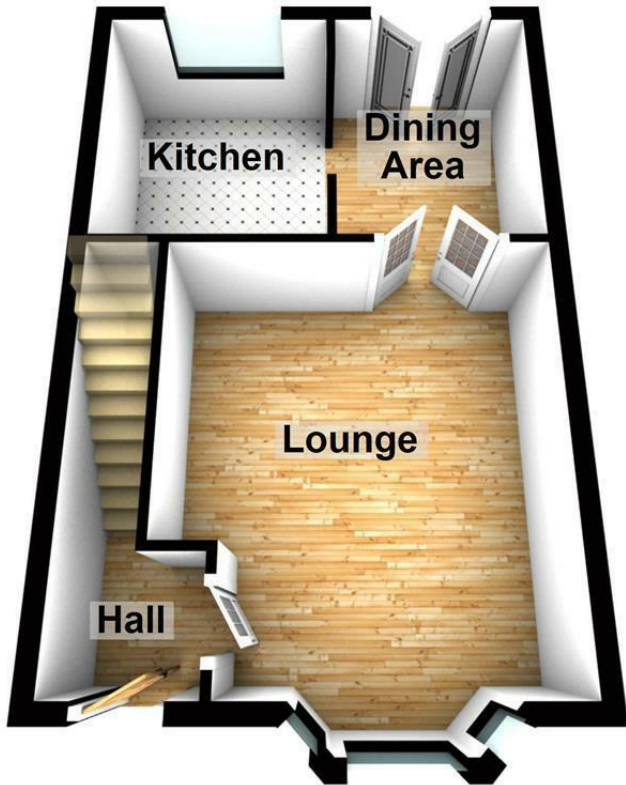
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

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		
	65	83
England & Wales	EU Directive 2002/91/EC 