



37 New Earth Street, Clarksfield, Oldham, OL4 5ES
£125,000

MID TERRACE | TWO BEDROOMS | LINED ATTIC ROOM | NO CHAIN | IDEAL FIRST PURCHASE | The house on New Earth Street comprises of vestibule, lounge, kitchen diner, two bedrooms, shower room, landing with staircase access to a lined loft room. The outside reveals an enclosed courtyard to rear. Located close to local amenities and public transport.

ACCOMODATION

GROUND FLOOR

VESTIBULE

LOUNGE

13'1" x 11'8" (3.99 x 3.58)



BEDROOM ONE

13'1" x 11'8" (4.01 x 3.58)



To the front.

BEDROOM TWO

6'7" x 13'2" (2.02 x 4.02)



To rear

KITCHEN DINER

12'9" x 13'2" (3.89 x 4.02)



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

FIRST FLOOR

SHOWER ROOM

5'4" x 4'10" (1.65 x 1.48)



Shower cubicle, two piece white suite, fully tiled walls.

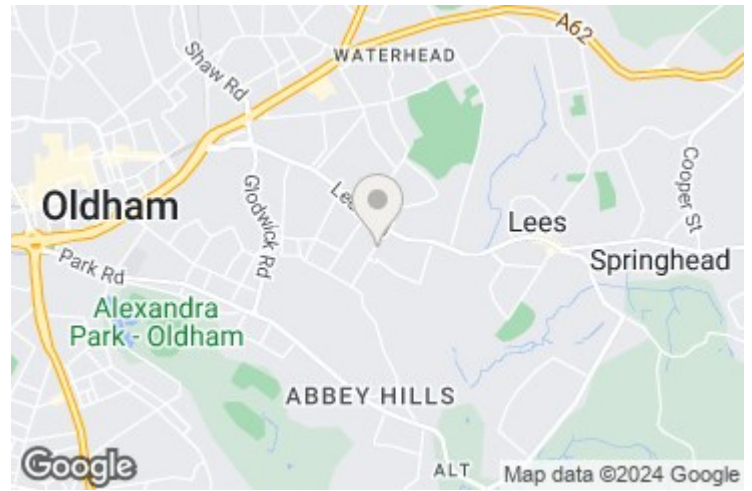
LANDING

Staircase leading to the attic room.

SECOND FLOOR

LINED ATTIC ROOM

11'1" x 10'3" (3.39 x 3.14)



VELUX WINDOW.

EXTERNALLY



Enclosed courtyard to rear with a summer house.

SERVICES -

All main services are installed.

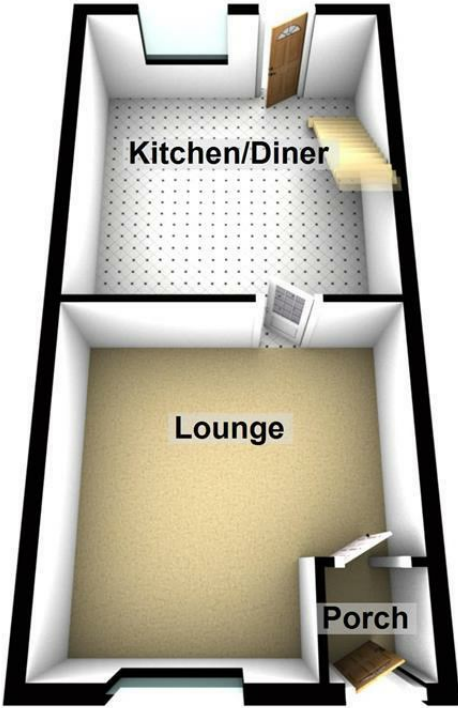
IMPORTANT NOTICE -

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.

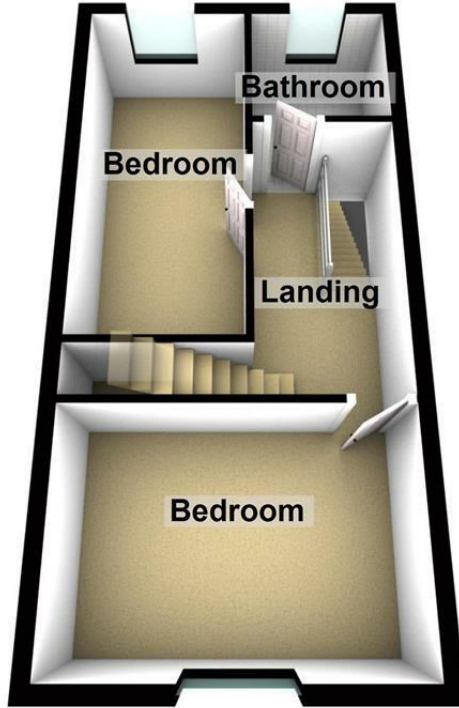
DISCLAIMER -

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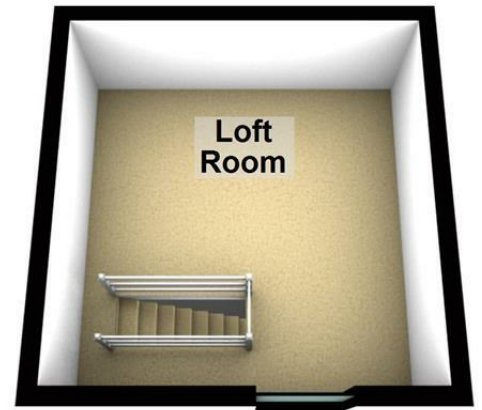
Ground Floor




First Floor



Second Floor



| Energy Efficiency Rating | | Current | Potential |
|---|--|---|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 86 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 61 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC  | |