



9 Phoenix Street, Springhead, Oldham, OL4 4NF
£155,000

MID TERRACE | NEWLY REFURBISHED | LARGE FRONT GARDEN | IDEAL FIRST PURCHASE | NO CHAIN |
The house on Phoenix Street comprises of a vestibule, lounge, kitchen diner, two bedrooms, bathroom & WC and landing. The outside reveals a large front garden and communal area to the rear. Located close to the Lees Village Centre which provides a range of local shops, bars and restaurants.

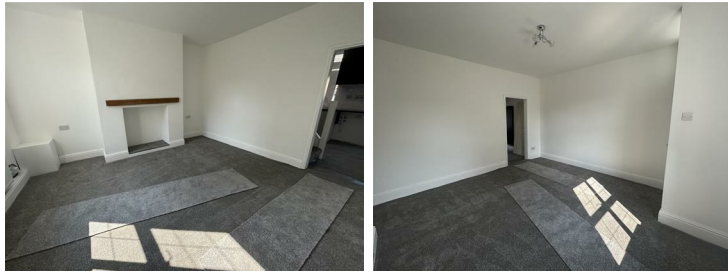
ACCOMMODATION

GROUND FLOOR

VESTIBULE

LOUNGE

13'3" x 14'6" (4.04 x 4.42)



KITCHEN

13'3" x 8'4" (4.04 x 2.56)



Single drainer, one and a half bowl, stainless steel, sink unit. Electric hob, oven and extractor. A range of wall and base units with work tops and splash back tiling.

FIRST FLOOR

BEDROOM ONE

13'3" x 12'2" (4.04 x 3.72)



To the front.

BEDROOM TWO

8'3" x 5'7" (2.54 x 1.71)



To rear.

BATHROOM & WC

4'10" x 8'2" (1.48 x 2.50)



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

LANDING

EXTERNALLY



Large front garden, communal area to the rear.

SERVICES -

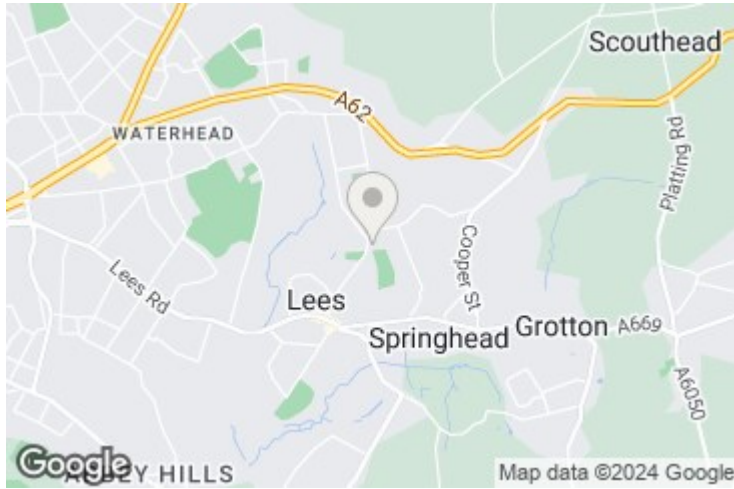
All main services are installed.

IMPORTANT NOTICE -

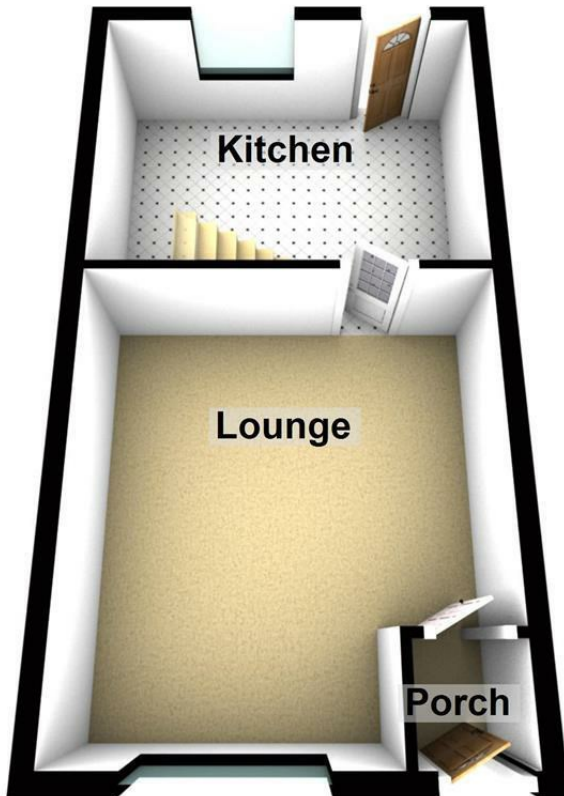
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

DISCLAIMER -

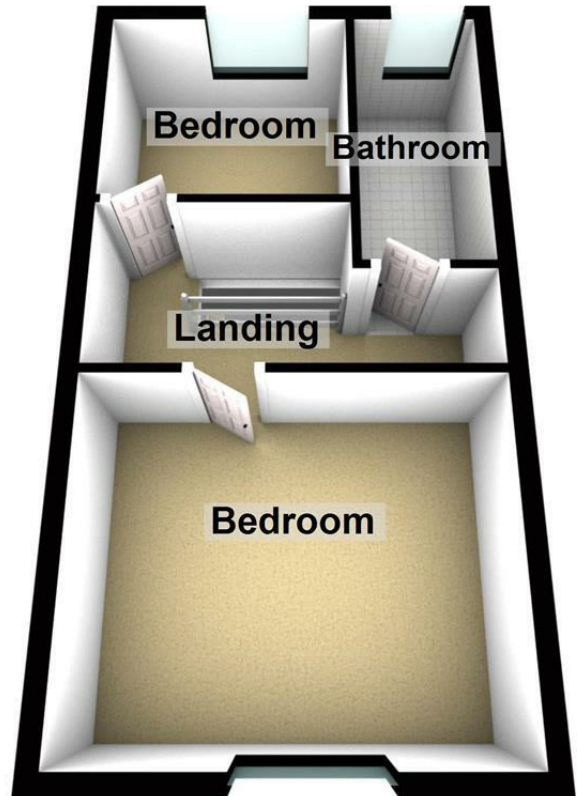
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Ground Floor



First Floor



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		
England & Wales		
	72	87
	EU Directive 2002/91/EC 