



**2 Bridge Street, Springhead, Oldham, OL4 4PE**  
**Offers In The Region Of £250,000**

SEMI DETACHED BUNGALOW | FOUR BEDROOMS | TWO RECEPTION ROOMS | NO CHAIN | FURTHER POTENTIAL |  
The property on Bridge Street comprises, to the ground floor of an entrance hall, lounge, dining room, inner hall, kitchen, shower room and bedroom. The first floor has three bedrooms. The outside reveals a front garden, side driveway providing more than ample parking and a rear garden. Located in a convenient position close to local shops, bars and restaurants.



## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

#### LOUNGE

10'8" x 15'6" (3.27 x 4.74)



#### DINING ROOM

10'8" x 11'11" (3.27 x 3.65)



#### INNER HALL

#### KITCHEN

8'5" x 8'0" (2.57 x 2.44)



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

#### BEDROOM FOUR

8'7" x 8'5" (2.62 x 2.59)

To rear.

#### SHOWER ROOM

5'0" x 6'1" (1.54 x 1.87)

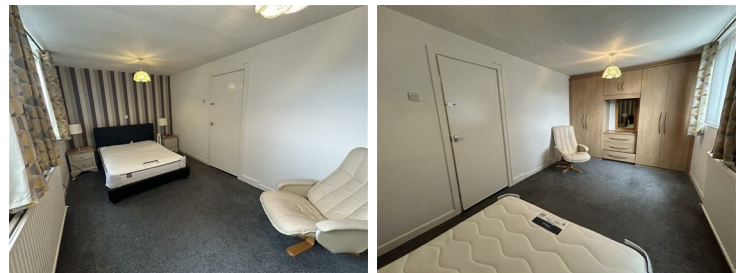


Shower cubicle, two piece white suite, fully tiled.

### FIRST FLOOR

#### BEDROOM ONE

17'8" x 8'7" (5.41 x 2.63)



To the front. Fitted robes.

#### BEDROOM TWO

8'8" x 8'6" (2.66 x 2.60)



To rear.

### BEDROOM THREE

7'8" x 8'5" (2.35 x 2.57)



To rear.

### EXTERNALLY

Front garden, side driveway and a rear garden.

### SERVICES -

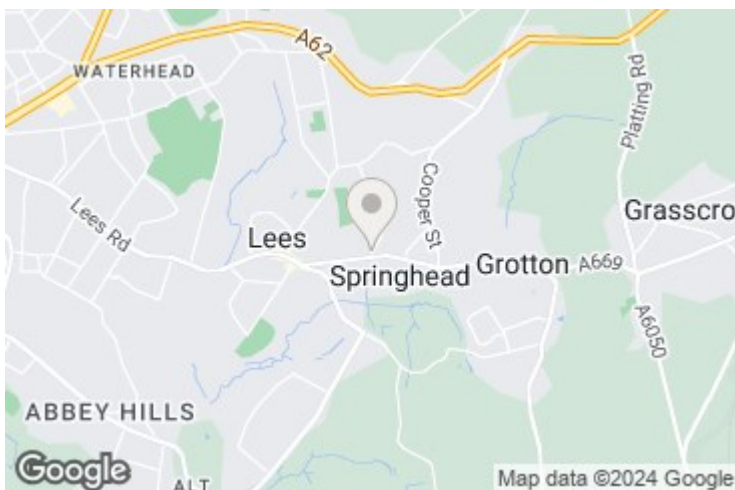
All main services are installed.

### 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
<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>		
(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 