



**31 Netherhey Street, Glodwick, Oldham, OL8 2BU**  
**Offers In The Region Of £100,000**

TERRACED HOUSE | MODERNISATION REQUIRED | INTEGRAL GARAGE - COULD CONVERT TO ANOTHER ROOM | TWO BEDROOMS | NO CHAIN | The house on Netherhey Street comprises of a vestibule, lounge, kitchen, two bedrooms, bathroom & WC and landing. The outside reveals a forecourt, enclosed courtyard to rear and an integral garage that would convert into another room. Located close to Abbey Hills Road, local shops and public transport.

**ACCOMMODATION**

**GROUND FLOOR**

**VESTIBULE**

**LOUNGE**

13'2" x 13'6" (4.03 x 4.12)



**BEDROOM ONE**

10'3" x 13'6" (3.13 x 4.13)



**BEDROOM TWO**

9'6" x 10'7" (2.91 x 3.23)



**KITCHEN**

6'8" x 13'6" (2.04 x 4.12)



Singel drainer, stainless steel, sink unit. A range of fitted units.

**FIRST FLOOR**

## **BATHROOM & WC**

6'9" x 13'6" (2.06 x 4.12)



Three piece suite.

## **LANDING**

L-shaped.

## **EXTERNALLY**

Forecourt, enclosed courtyard to the rear, integral garage which could convert to another room.

## **SERVICES -**

All main services are installed.

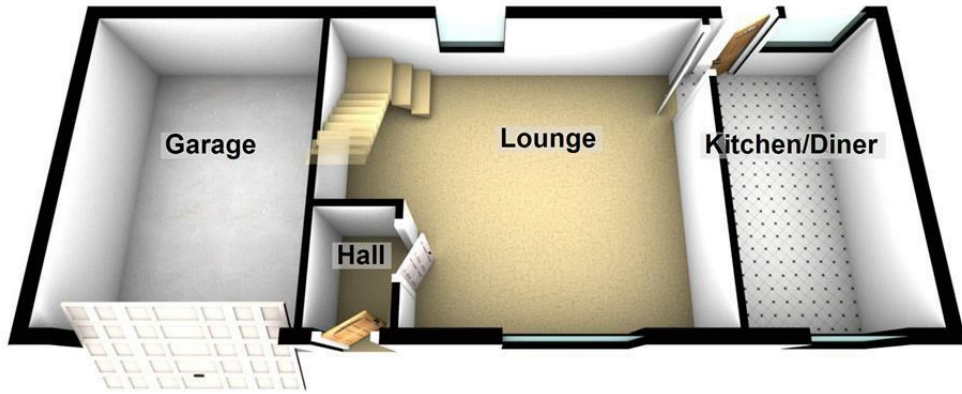
## **IMPORTANT NOTICE -**

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.

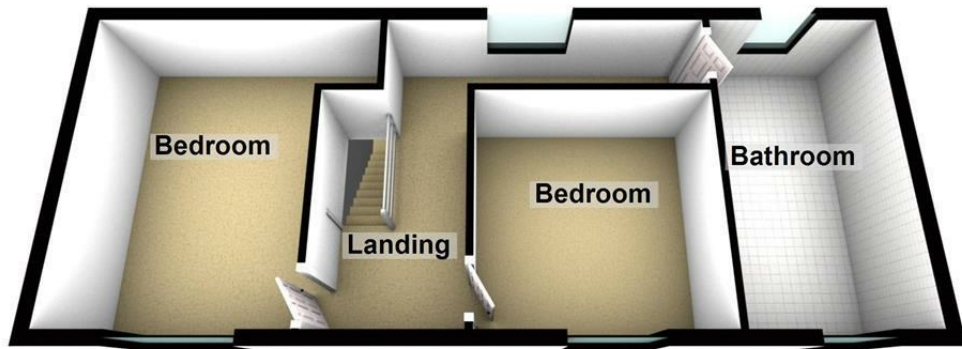
## **DISCLAIMER -**

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		61	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	