



833 Huddersfield Road, Austerlands, Oldham, OL4 4BA

£220,000

ELEVATED MID TERRACE | FAR REACHING VIEWS | EXTENDED KITCHEN | TWO BEDROOMS | VIEWING ADVISED |
The house on Huddersfield Road, Austerlands comprises of an entrance porch, hall, lounge, extended kitchen diner, two bedrooms, bathroom & WC and landing. The outside reveals a front garden, large rear garden and garage. Located close to the Saddleworth Villages and Oldham Town Centre.

ACCOMMODATION

GROUND FLOOR

PORCH

HALL

LOUNGE

12'9" x 11'6" (3.90 x 3.51)



L-SHAPED KITCHEN DINER

15'11" x 13'2" max dimensions (4.87 x 4.03 max dimensions)



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

FIRST FLOOR

BEDROOM ONE

16'0" x 10'2" (4.90 x 3.12)



To the front.

BEDROOM TWO

8'9" x 7'8" (2.69 x 2.36)



To rear.

BATHROOM & WC

6'3" x 4'7" (1.93 x 1.40)



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

LANDING

EXTERNALLY



Good size garden areas to the front, side and rear. Garage and off road parking.

SERVICES -

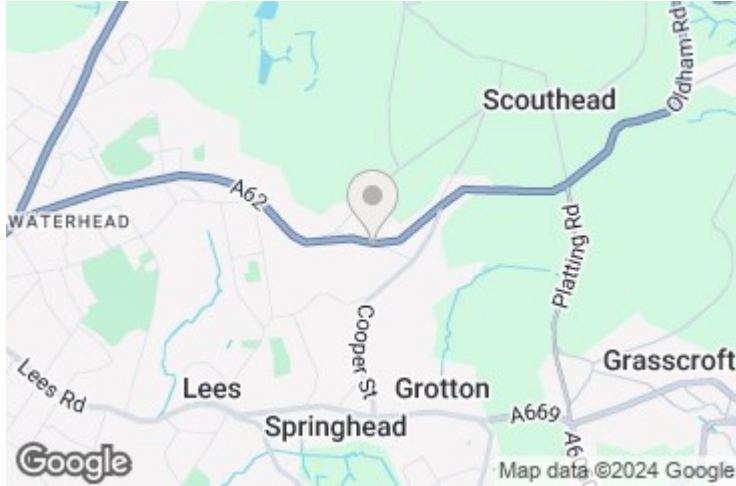
All main services are installed.

IMPORTANT NOTICE -

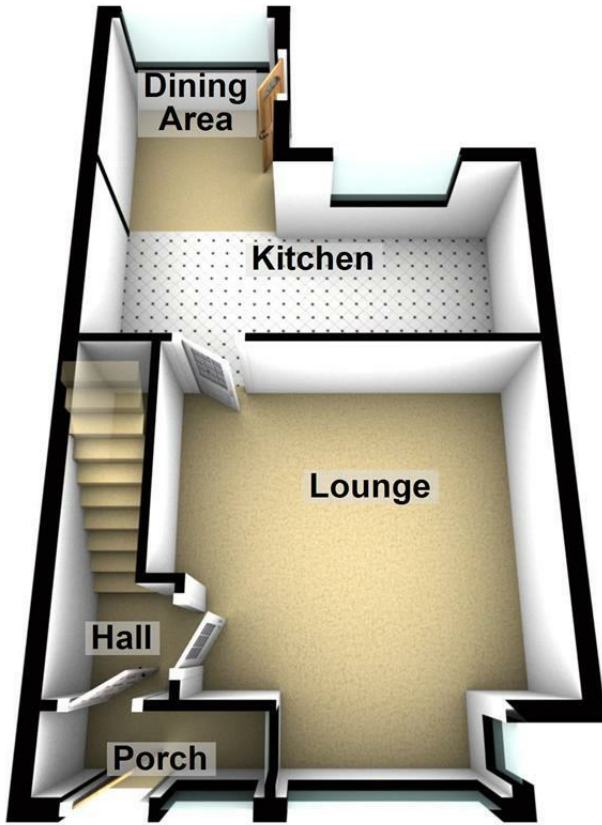
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

DISCLAIMER -

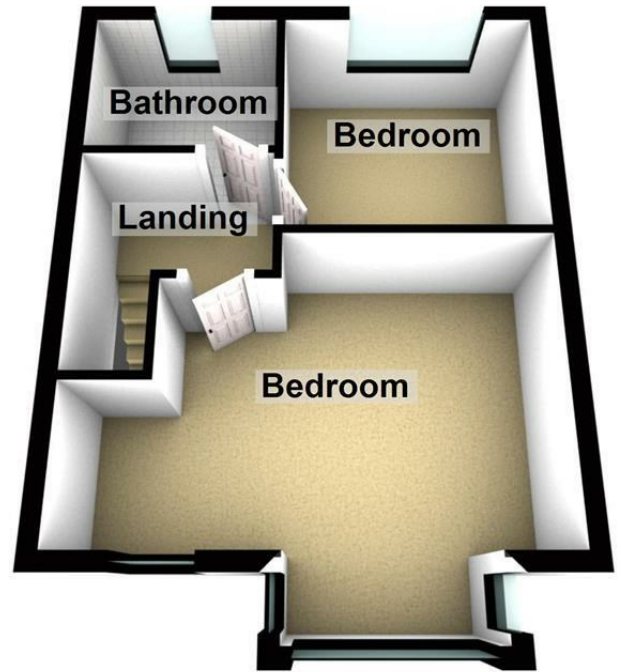
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Ground Floor



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		57	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	