



146 Werneth Hall Road, Werneth, Oldham, OL8 1QZ
Offers In The Region Of £850,000

EXTENDED DETACHED HOUSE | SIX DOUBLE BEDROOMS | FIVE BATH/SHOWER ROOMS | TWO RECEPTION ROOMS | LARGE KITCHEN, DINING, LIVING ROOM | FULLY RENOVATED | LARGE GARDENS & OFF ROAD PARKING | NO CHAIN | IDEAL FOR A LARGER FAMILY | VIEWING HIGHLY ADVISED |

The house on Werneth Hall Road comprises to the ground floor of an entrance hall, two lounges on either side of the hall, a large living, dining, kitchen with a full range of units and appliances, utility room and cloaks & WC. The first floor provides three bedrooms, two en-suite shower rooms, family bathroom and landing. The second floor has three bedrooms, an en-suite shower room, family bathroom and landing. The outside provides a front garden, side driveway with parking for 7+ cars, rear garden and patio area and further parking at the side. Under floor heating, luxury kitchen with Corian worktops and porcelain tiled walls and floors to the bathrooms & en-suites.. New floor coverings throughout. Located close to local amenities and public transport. The Oldham Town Centre is a short car journey away and there is easy access to Manchester City Centre. Close to Werneth Park.

ACCOMMODATION

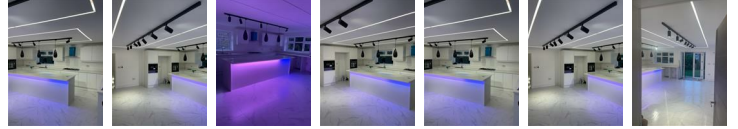
GROUND FLOOR

HALL



KITCHEN DINER LIVING ROOM

18'6" x 20'6" (5.66 x 6.27)



Single bowl sink unit. Gas hob, oven, microwave and hot plate. Extensive range of fitted units and a central island.

UTILITY ROOM

8'6" x 5'9" (2.61 x 1.76)

CLOAKS & WC

2'1" x 4'9" (0.65 x 1.45)



Two piece white suite, fully tiled.

FIRST FLOOR

BEDROOM ONE

19'2" x 14'9" (5.85 x 4.51)



LOUNGE

12'8" x 13'9" (3.87 x 4.21)



LOUNGE

13'8" x 20'8" (4.19 x 6.30)



DRESSING ROOM

6'5" x 5'0" (1.98 x 1.54)



BEDROOM THREE

14'2" x 10'11" (4.33 x 3.34)



EN SUITE SHOWER ROOM

7'9" x 4'9" (2.38 x 1.47)



BEDROOM FOUR

13'1" x 11'1" (4.00 x 3.40)



Shower cubicle, two piece white suite, fully tiled.

EN SUITE SHOWER ROOM

3'4" x 9'4" (1.04 x 2.87)



Shower cubicle, two piece white suite, fully tiled.

BATHROOM & WC

10'0" x 5'8" (3.06 x 1.74)



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

LANDING



SECOND FLOOR

BEDROOM TWO

14'2" x 22'1" (4.32 x 6.74)



EN SUITE SHOWER ROOM

5'10" x 6'0" (1.79 x 1.85)



Shower cubicle, two piece white suite, fully tiled.

BEDROOM FIVE

11'9" x 15'1" (3.60 x 4.60)



BEDROOM SIX

14'4" x 14'4" (4.37 x 4.38)



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 -

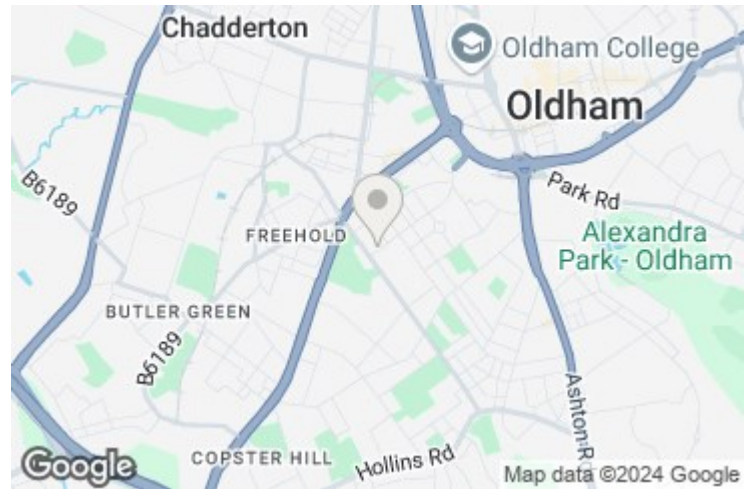
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BATHROOM & WC

5'8" x 10'2" (1.74 x 3.10)



Three piece white suite, shower cubicle, fully tiled.



LANDING



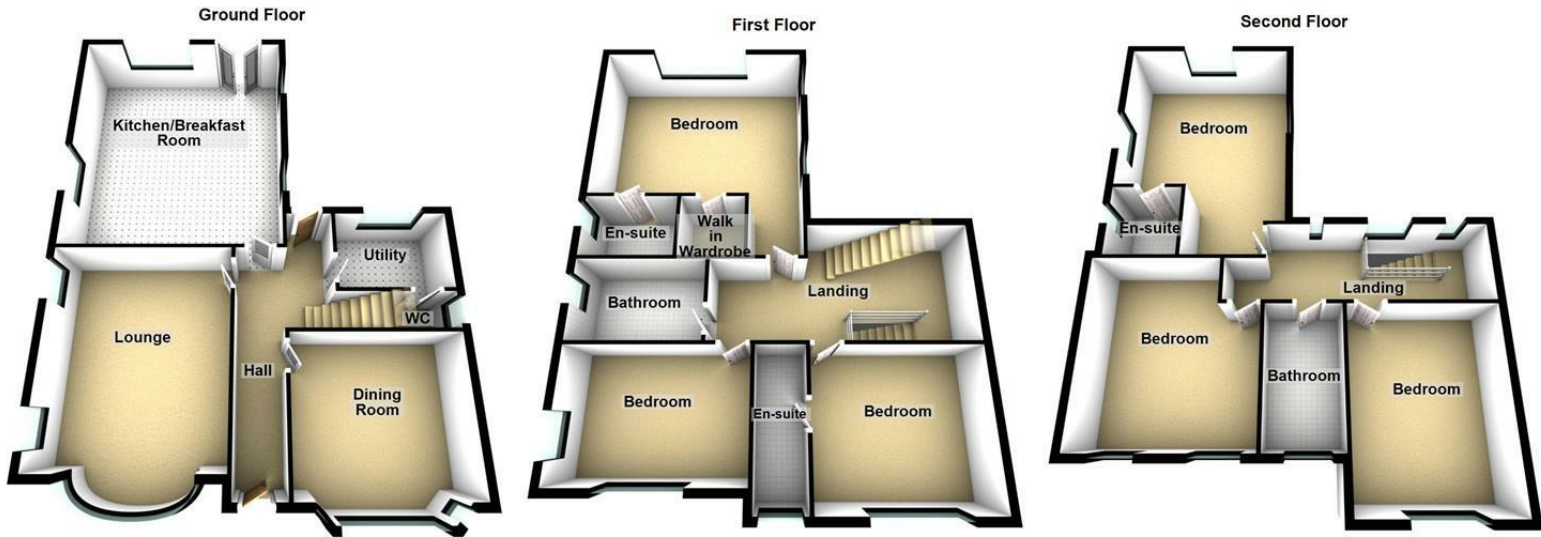
EXTERNALLY



Front garden, side driveway for 4 + cars, rear garden and patio area and further parking at the side.

SERVICES -

All main services are installed.



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		
		EU Directive 2002/91/EC

	67	83
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