



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



LOUNGE

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



LOUNGE

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



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)



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)



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 -

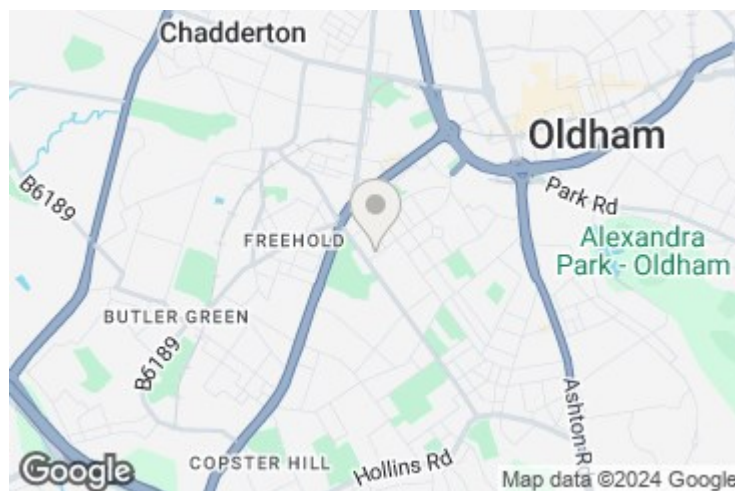
All main services are installed.

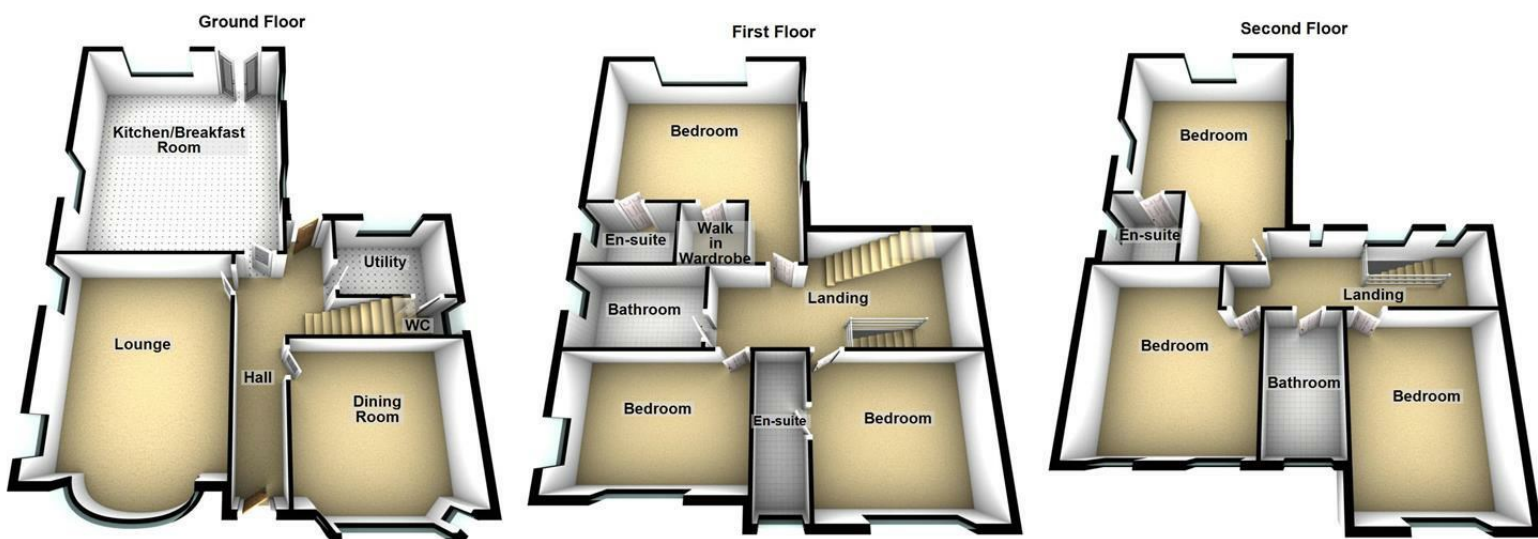
IMPORTANT NOTICE -

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
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		