



14 Charles Shaw Close, Waterhead, Oldham, OL4 2JN
£189,950

SEMI DETACHED HOUSE | TWO BEDROOMS | WELL PRESENTED | NO CHAIN | CUL-DE-SAC | The house on Charles Shaw Close comprises of an entrance porch, lounge, kitchen diner, two bedrooms, shower room and landing. The outside reveals a front garden, side driveway, rear patio and lower garden area. Located close to local amenities and public transport.

ACCOMMODATION

GROUND FLOOR

PORCH

LOUNGE

12'0" x 15'11" (3.67 x 4.86)



KITCHEN DINER

12'0" x 7'9" (3.67 x 2.37)



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

FIRST FLOOR

BEDROOM ONE

12'0" 8'8" (3.67 2.66)



To the front.

BEDROOM TWO

12'0" x 7'9" (3.67 x 2.38)



To rear.

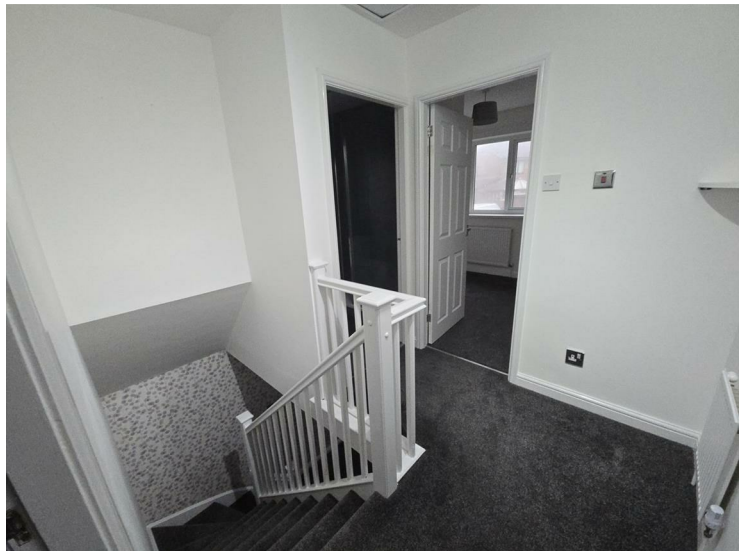
SHOWER ROOM

5'5" x 5'7" (1.66 x 1.72)



Walk in shower, two piece white suite.

LANDING



EXTERNALLY



Garden area at the front, side driveway, rear patio and lower garden area.

SERVICES -

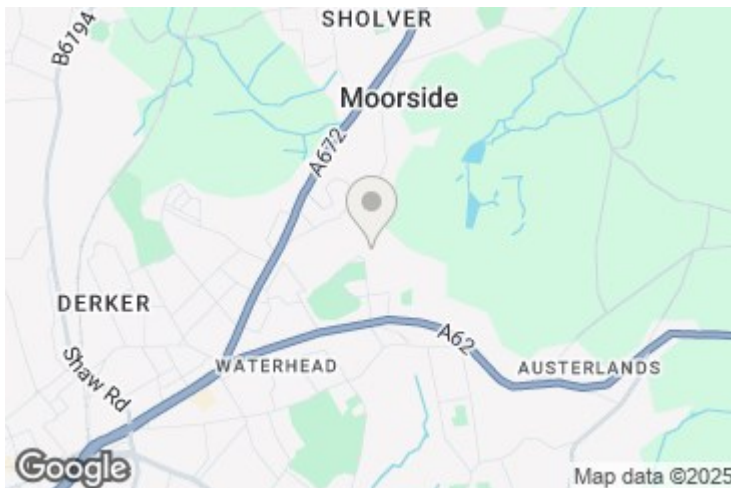
All main services are installed.

IMPORTANT NOTICE -

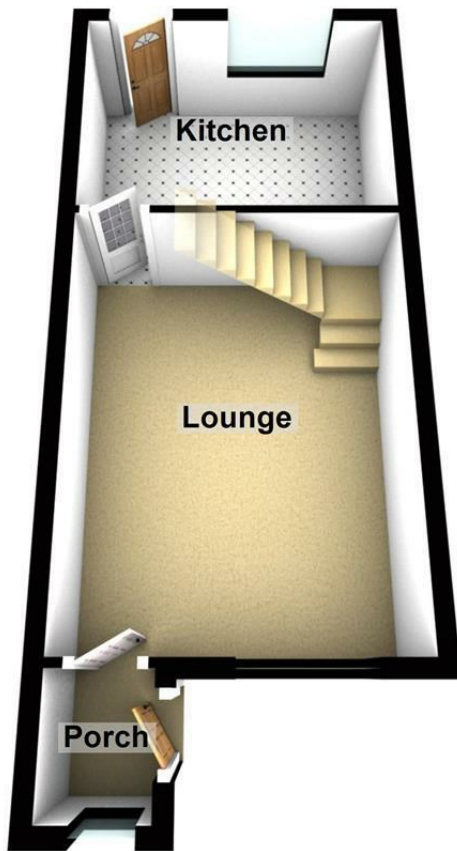
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

DISCLAIMER -

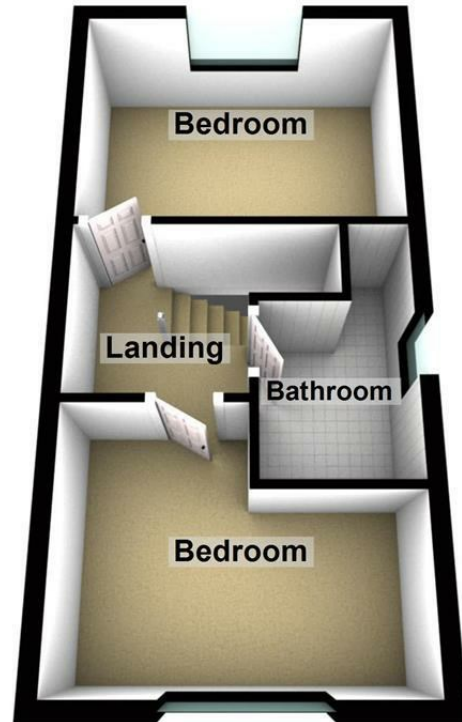
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Ground Floor



First Floor



Whilst all care has been taken to measure the rooms accurately, they should be used for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	74	
(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 	