



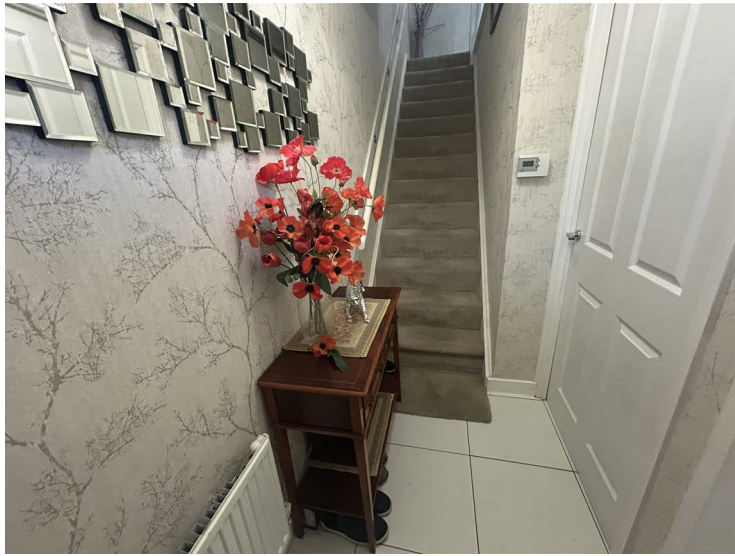
1 London Road, Derker, Oldham, OL1 4BJ
Offers In The Region Of £229,950

THREE STOREY SEMI DETACHED | THREE BEDROOMS | TWO BATH/SHOWER ROOM | PRIVATE REAR GARDEN | VIEWING STRONGLY RECOMMENDED | IDEAL FOR A FAMILY | The house on London Road comprises of an entrance hall, cloaks & WC, kitchen diner, lounge, two first floor bedrooms, family bathroom, office, landing and a large master bedroom on the second floor with an en-suite shower room. The outside provides for a front garden, parking at the side for 2 + cars and a private rear garden with artificial grass and a patio area. Located close to the Metro Link and local amenities with the Oldham Town Centre a short car journey away.

ACCOMMODATION

GROUND FLOOR

HALL



LOUNGE

11'7" x 14'10" (3.54 x 4.53)



FIRST FLOOR

BEDROOM TWO

11'11" x 14'9" (3.64 x 4.51)



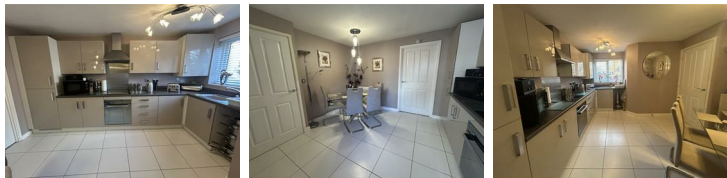
CLOAKS & WC



Two piece white suite.

KITCHEN DINER

13'8" x 11'9" (4.19 x 3.59)



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

BEDROOM THREE

10'1" x 8'0" (3.08 x 2.46)



BATHROOM & WC



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

OFFICE

6'5" x 6'5" (1.97 x 1.96)



EXTERNALLY



Front garden, driveway at the side, private rear garden with a patio area and artificial grass.

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 -

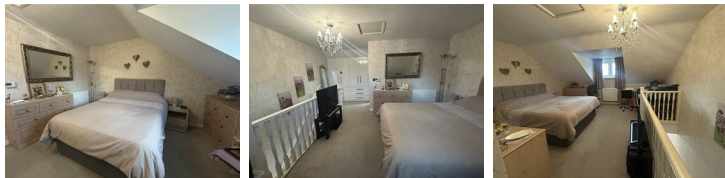
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LANDING

SECOND FLOOR FLOOR

BEDROOM ONE

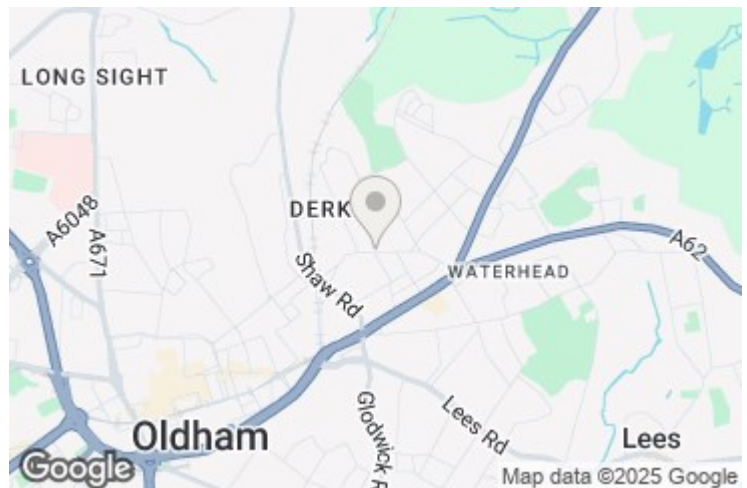
12'9" x 16'2" (3.89 x 4.94)



EN - SUITE SHOWER ROOM

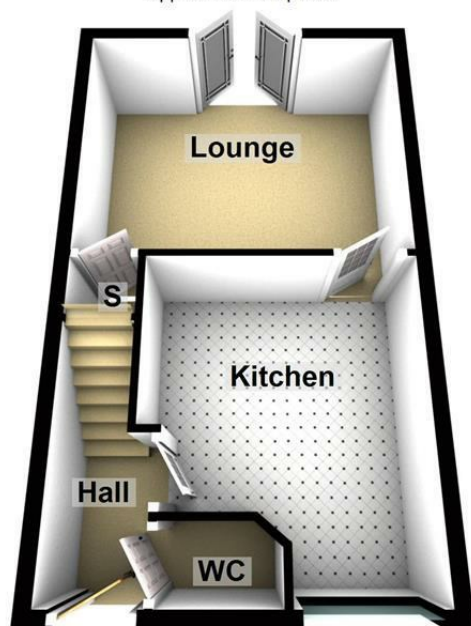


Shower cubicle, two piece white suite.



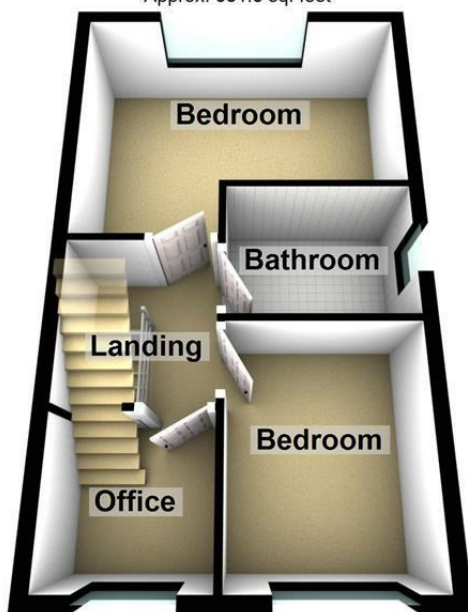
Ground Floor

Approx. 381.8 sq. feet



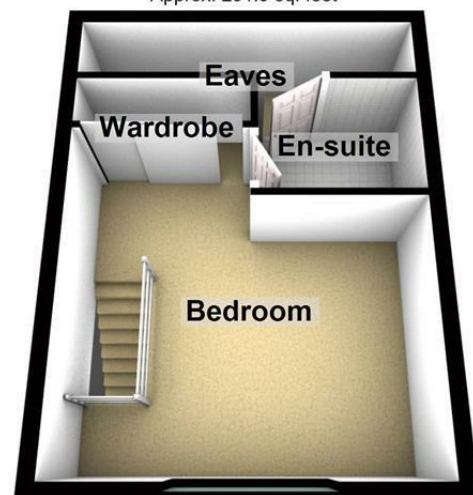
First Floor

Approx. 381.8 sq. feet



Second Floor

Approx. 291.9 sq. feet



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 95 |
| (81-91) B | 85 | |
| (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 | | |

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