



**3 Sydenham Street, Derker, Oldham, OL1 4BT**  
**Offers In The Region Of £205,000**

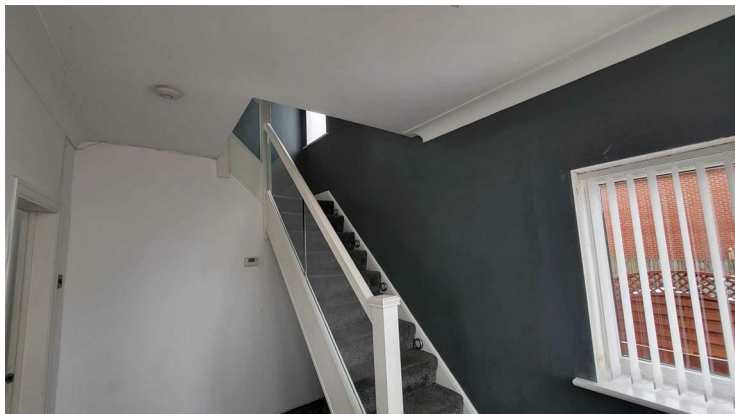
SEMI DETACHED | OPEN PLAN GROUND FLOOR | THREE BEDROOMS | WELL MAINTAINED | NO CHAIN |  
The house on Sydenham Street comprises of an entrance hall, lounge with an arch into the kitchen diner, three bedrooms, bathroom & WC and landing. The outside reveals a front garden, side driveway and garden area with artificial grass and a rear garden with a large Summer House/Pod. Located close to local amenities and the Metro Link.



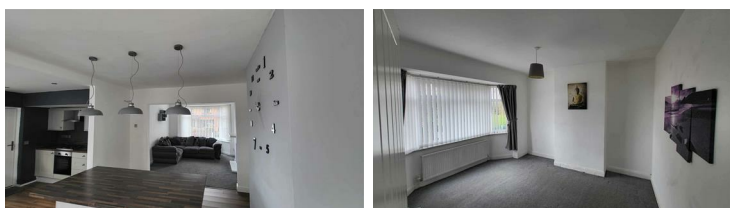
## ACCOMMODATION

### GROUND FLOOR

#### HALL



#### LOUNGE



#### KITCHEN DINER



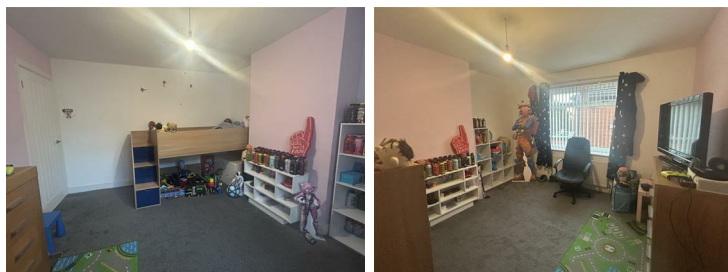
Single drainer, polycarbonate, sink unit. Gas hob, electric oven and extractor. A range of wall and base units with worktops and splash back.

### FIRST FLOOR

#### BEDROOM ONE



#### BEDROOM TWO



#### BEDROOM THREE

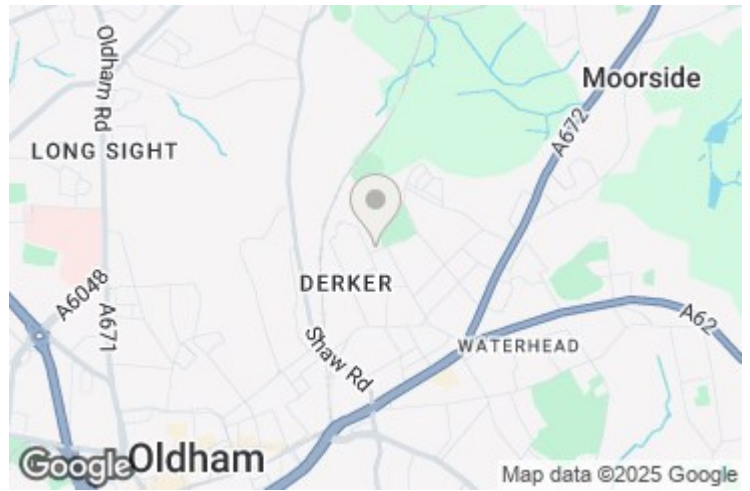


#### BATHROOM & WC

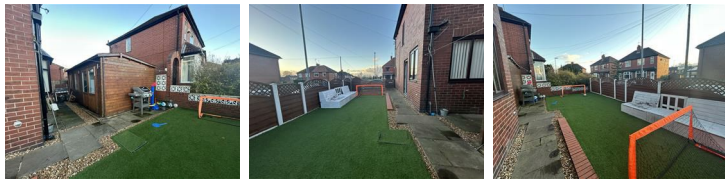


Walk in shower, three piece white suite, fully tiled.

## LANDING



## EXTERNALLY



Front garden, driveway at the side, side garden with artificial grass and the rear garden has a large Summer House/Pod.

## SERVICES -

All main services are installed.

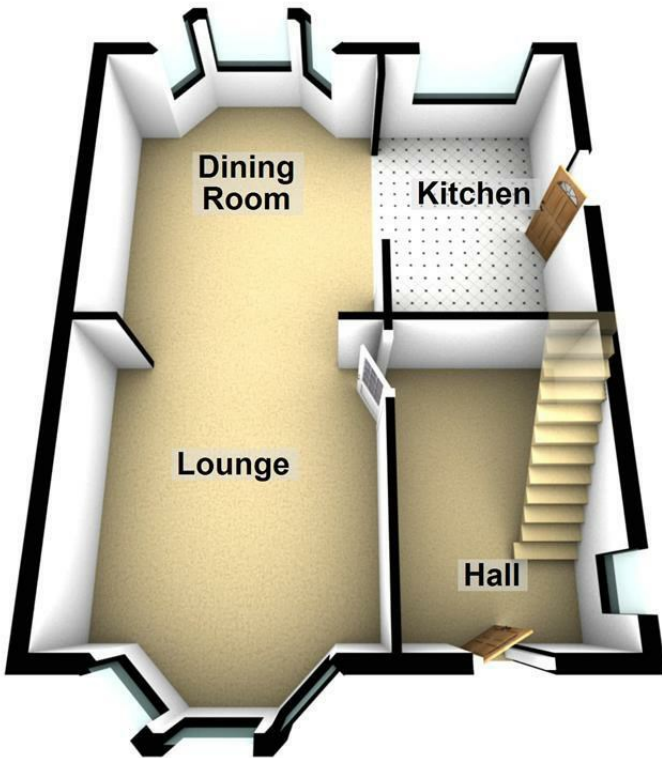
## IMPORTANT NOTICE -

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.

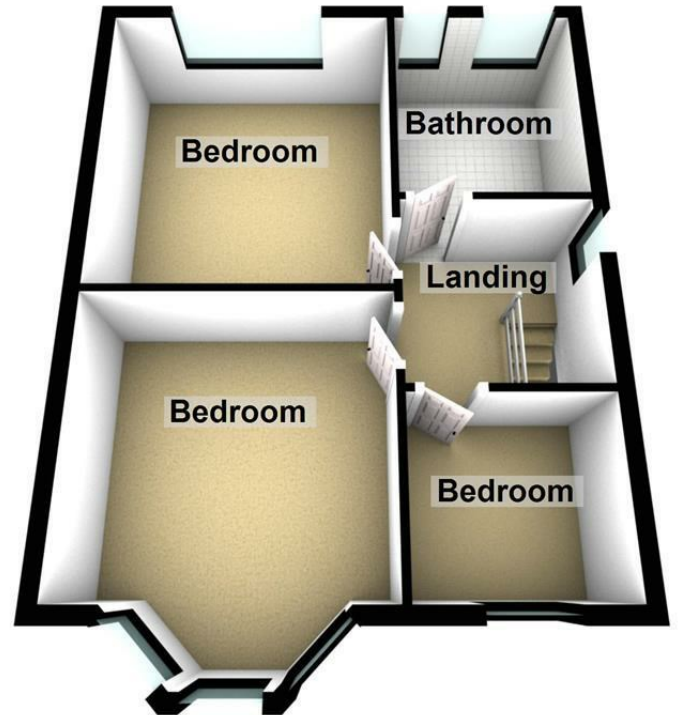
## DISCLAIMER -

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.

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		