



5 Argyle Street, Derker, Oldham, OL1 3PQ
Offers In The Region Of £155,000

MID TERRACE | OPEN PLAN LOUNGE & DINING AREA | KITCHEN EXTENSION | TWO BEDROOMS | NO CHAIN | The house on Argyle Street comprises of a vestibule, open plan lounge and dining area, kitchen, two bedrooms, bathroom & WC and landing. The outside provides an enclosed courtyard to the rear. Ideal FIRST PURCHASE. Located close to local amenities, the Metro Link and Oldham Town Centre.

ACCOMMODATION

GROUND FLOOR

VESTIBULE

OPEN PLAN LOUNGE & DINING AREA

13 x 24'7 (3.96m x 7.49m)



KITCHEN

6'7 x 11'2 (2.01m x 3.40m)



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

FIRST FLOOR

BEDROOM ONE

13 x 12'8 (3.96m x 3.86m)



To the front.

BEDROOM TWO

6'8 x 10'7 (2.03m x 3.23m)



To rear.

BATHROOM & WC

5'5 x 6'5 (1.65m x 1.96m)



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

LANDING

EXTERNALLY



Enclosed court yard to rear.

SERVICES -

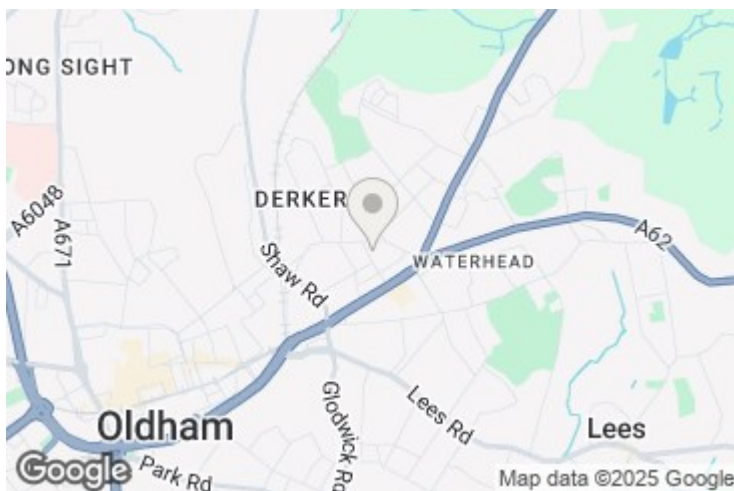
All main services are installed.

IMPORTANT NOTICE -

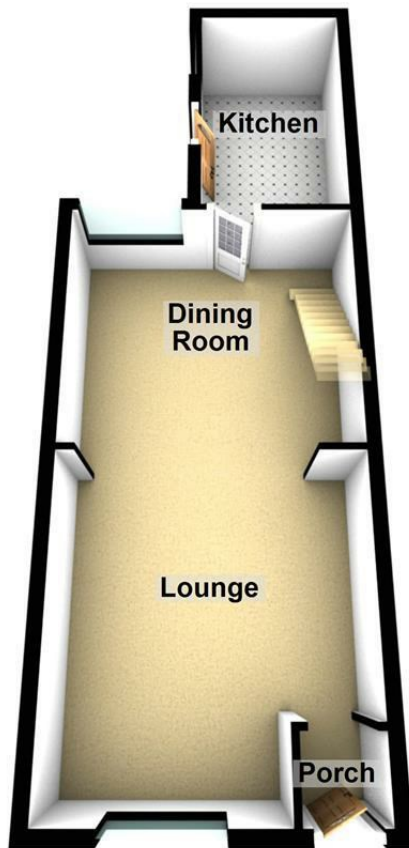
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

DISCLAIMER -

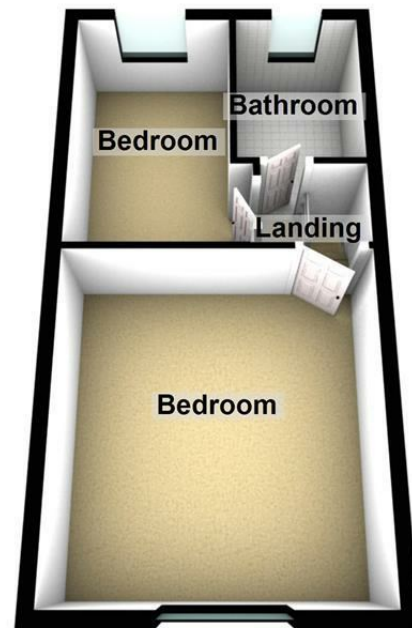
Wild & Griffiths themselves and the vendors/lessors of this property give notice that these particulars have been prepared in good faith having regard to the property misdescriptions act (1991). Measurements are intended for descriptive purposes only and are believed to be correct but any intending purchasers 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) 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	63	78
	EU Directive 2002/91/EC 