



88 Springwood Hall Road, Fitton Hill, Oldham, OL8 2QF
£175,000

SEMI DETACHED HOUSE | TWO BEDROOMS | OCCASIONAL ATTIC ROOM | FREEHOLD | NO CHAIN |

The house on Springwood Hall Road comprises of a hall, lounge, kitchen diner, two bedrooms, shower room, landing and an occasional attic room. There are garden areas to front and rear. An ideal first purchase with viewing recommended.

ACCOMMODATION

GROUND FLOOR

HALL

LOUNGE

15'5 x 9'10 (4.70m x 3.00m)



KITCHEN DINER

18'9 x 8'8 (5.72m x 2.64m)



Single drainer, one and a half bowl, stainless steel, sink unit. A range of wall and base units with worktops.

FIRST FLOOR

BEDROOM ONE

12'3 x 10 (3.73m x 3.05m)



BEDROOM TWO

11'6 x 8'7 (3.51m x 2.62m)



SHOWER ROOM

6'7 x 5 (2.01m x 1.52m)



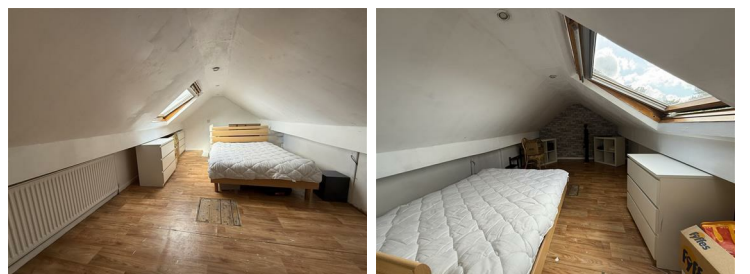
Shower cubicle, two piece white suite, tiling.

LANDING

SECOND FLOOR

OCCASIONAL ATTIC ROOM

18'10 x 8'7 (5.74m x 2.62m)



EXTERNALLY



Front garden, side passageway leading to the rear garden.

SERVICES -

All main services are installed.

IMPORTANT NOTICE -

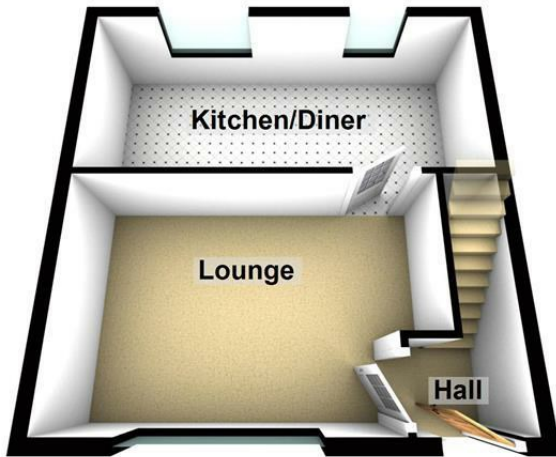
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

DISCLAIMER -

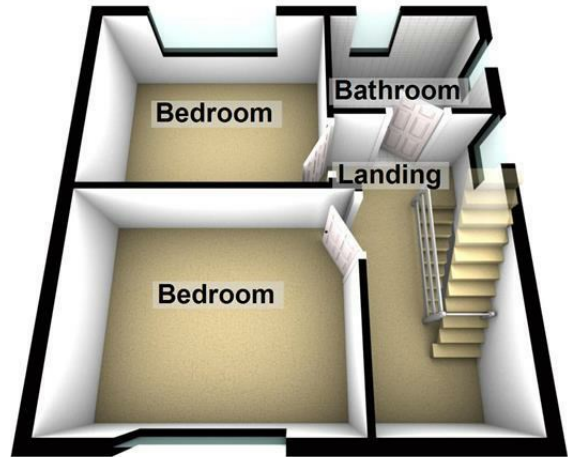
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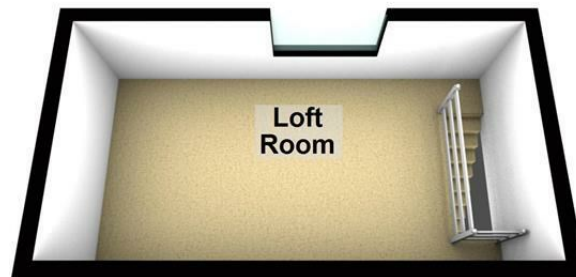
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 