



4 Yew Crescent, Greenacres, Oldham, OL4 2EF
Offers In The Region Of £225,000

SEMI DETACHED | THREE BEDROOMS | TWO RECEPTION ROOMS | LARGE REAR GARDEN | FREEHOLD |
The house on Yew Crescent is beautifully presented and has potential to extend. Comprising of an entrance hall, lounge, dining room, kitchen, three bedrooms, separate shower room & wc and landing. The outside reveals a front garden, large rear garden and patio and side patio area. Located close to local shops and public transport. VIEWING STRONGLY RECOMMENDED.

ACCOMMODATION

GROUND FLOOR

HALL

LOUNGE

14'1 x 12'1 (4.29m x 3.68m)



DINING ROOM

10'10 x 10'4 (3.30m x 3.15m)



KITCHEN

7'5 x 12'1 (2.26m x 3.68m)



Single drainer, polycarbonate, sink unit. Gas hob, oven, grill, microwave, fridge, freezer, dishwasher and washing machine. A range of wall and base units with worktops and splash back tiling.

PANTRY



FIRST FLOOR

BEDROOM ONE

11'4 x 12'1 (3.45m x 3.68m)



BEDROOM TWO

8'8 x 10'4 (2.64m x 3.15m)



BEDROOM THREE

9'4 x 7'5 (2.84m x 2.26m)



SEPARATE WC

2'3 x 4'6 (0.69m x 1.37m)



Low level WC.

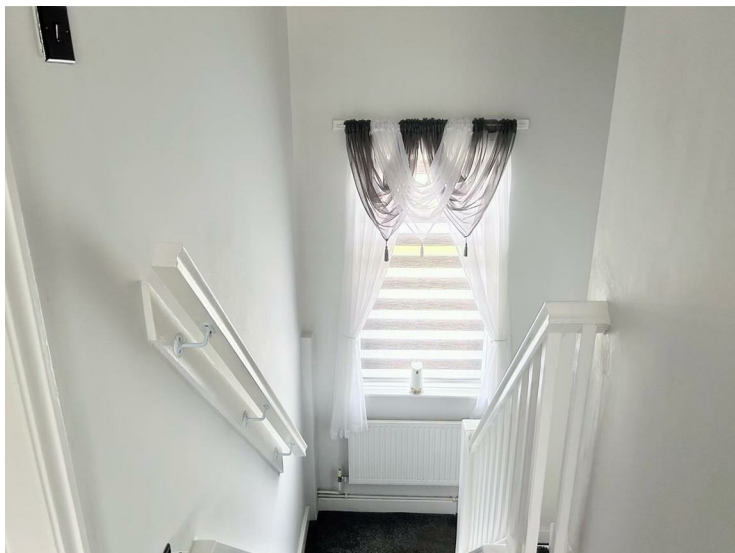
SHOWER ROOM

4'4 x 6'6 (1.32m x 1.98m)



Shower cubicle, wash hand basin.

LANDING



EXTERNALLY



Front garden, side patio area and a large rear garden with a patio.

SERVICES -

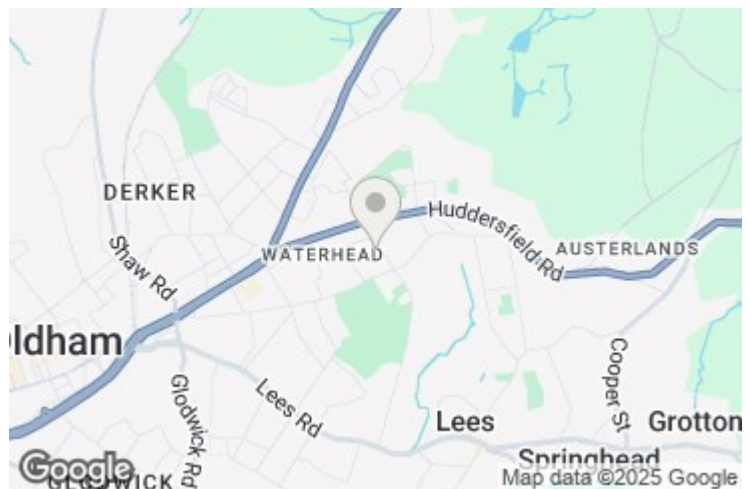
All main services are installed.

IMPORTANT NOTICE -

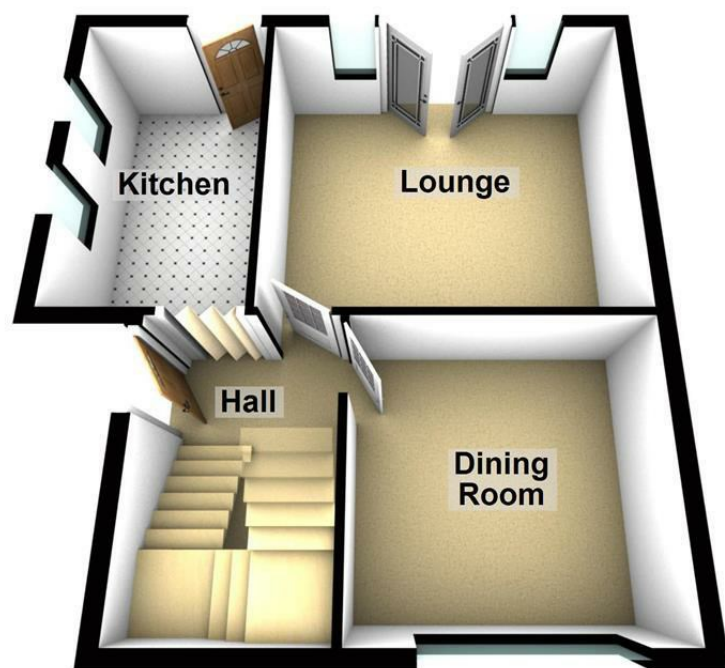
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

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

