



**10 London Road, Oldham, OL1 4AA**  
**Offers In The Region Of £229,950**

SEMI DETACHED | THREE STOREY | THREE BEDROOMS | 2 BATH/SHOWER ROOMS | VIEWING ADVISED |  
The house on London Road is within walking distance of the Metro Link and is ideally suited for a family. Comprising of an entrance hall, WC, kitchen, lounge, two first floor bedrooms, bathroom & WC, landing and office with staircase access to the second floor which offers the master bedroom and en-suite shower room. There is a garden area at the front, driveway to the side and a rear garden with artificial grass and decked patio area.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

#### CLOAKS & WC

2'10" x 2'0" (0.87 x 0.61)



Two piece white suite.

#### KITCHEN

13'3" x 11'2" (4.06 x 3.42)



Single drainer, one and a half bowl, polycarbonate sink unit. Gas hob, oven, grill, fridge, freezer, washing machine and dishwasher. A range of wall and base units with worktops and breakfast bar.

#### LOUNGE

14'4" x 11'0" (4.38 x 3.37)



### FIRST FLOOR

#### BEDROOM TWO

14'4" x 9'0" (4.39 x 2.75)



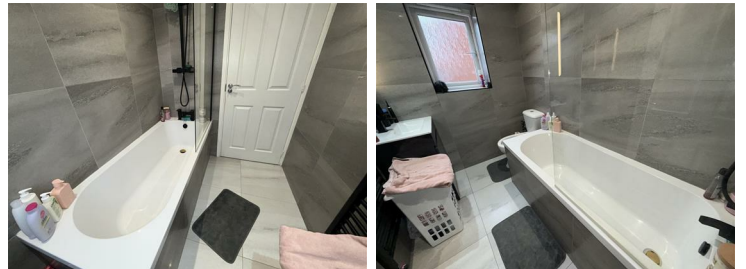
#### BEDROOM THREE

7'7" x 9'6" (2.32 x 2.91)



#### BATHROOM & WC

7'5" x 4'11" (2.28 x 1.50)



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

#### LANDING

#### OFFICE

6'2" x 5'7" (1.88 x 1.71)

Stairs to the second floor.

## SECOND FLOOR



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.



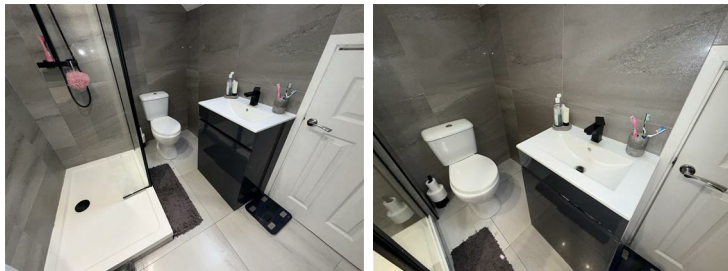
## MASTER BEDROOM

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



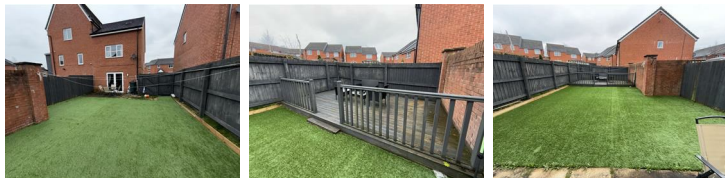
## EN-SUITE SHOWER ROOM

7'2" x 5'3" (2.20 x 1.62)



Two piece white suite, shower cubicle and shower.

## EXTERNALLY



Front garden, side driveway and a rear garden with artificial grass and a decked patio area.

## SERVICES -

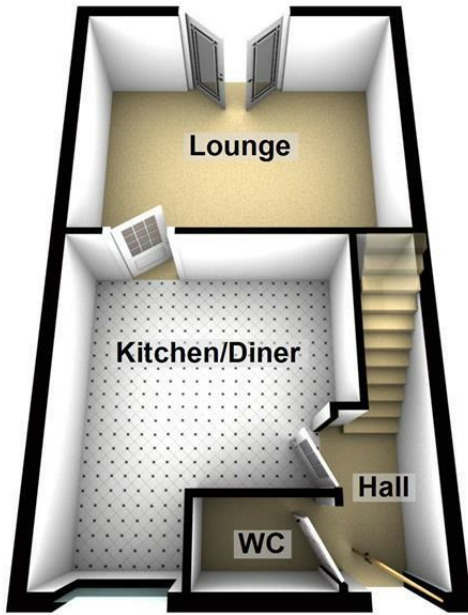
All main services are installed.

## 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 -

Ground Floor



First Floor



Second Floor

