



30 Brookside Avenue, Grotton, Oldham, OL4 4LJ
Offers Over £200,000

LOOKING FOR A PROJECT, LOOK NO FURTHER THAN THIS SEMI DETACHED BUNGALOW IN GROTTON. The semi detached dormer bungalow on Brookside Avenue is offered for sale with NO CHAIN and offers considerable potential to improve and provide an excellent family home. The ground floor comprises of a hall, lounge, dining room, kitchen, bedroom three, and separate bathroom & WC. To the first floor there are two further bedrooms. The outside provides for overgrown garden areas to front and rear and rear driveway and a garage. Located close to local shops and public transport in Grotton.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HAL

L-shaped

LOUNGE

10'5 x 16'4 (3.18m x 4.98m)



DINING ROOM

11'4 x 10 (3.45m x 3.05m)

KITCHEN

8'5 x 15'4 (2.57m x 4.67m)



Sink unit and a basic range of units.

BEDROOM THREE

9'5 x 9'10 (2.87m x 3.00m)

SEPARATE WC

2'6 x 5'7 (0.76m x 1.70m)



WC

BATHROOM

5'7 x 4'8 (1.70m x 1.42m)



Two piece suite, tiling.

FIRST FLOOR

BEDROOM ONE

8'7 x 13 (2.62m x 3.96m)



BEDROOM TWO

8'6 x 9'2 (2.59m x 2.79m)



EXTERNALLY



Gardens to front and rear and a rear driveway and garage.

SERVICES -

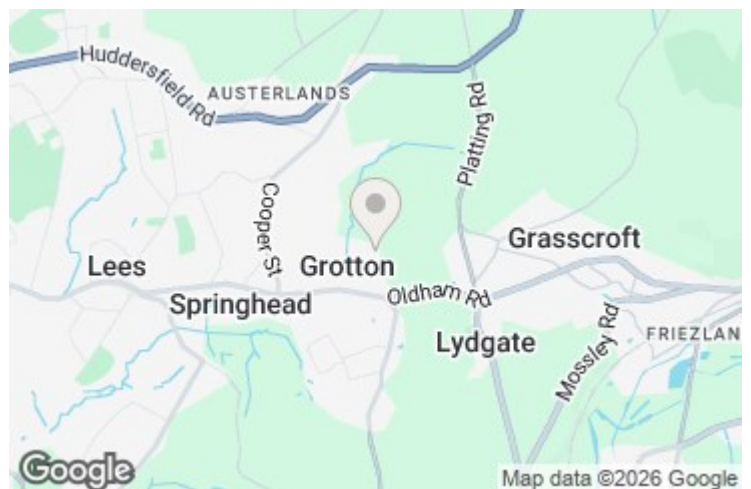
All main services are installed.

IMPORTANT NOTICE -

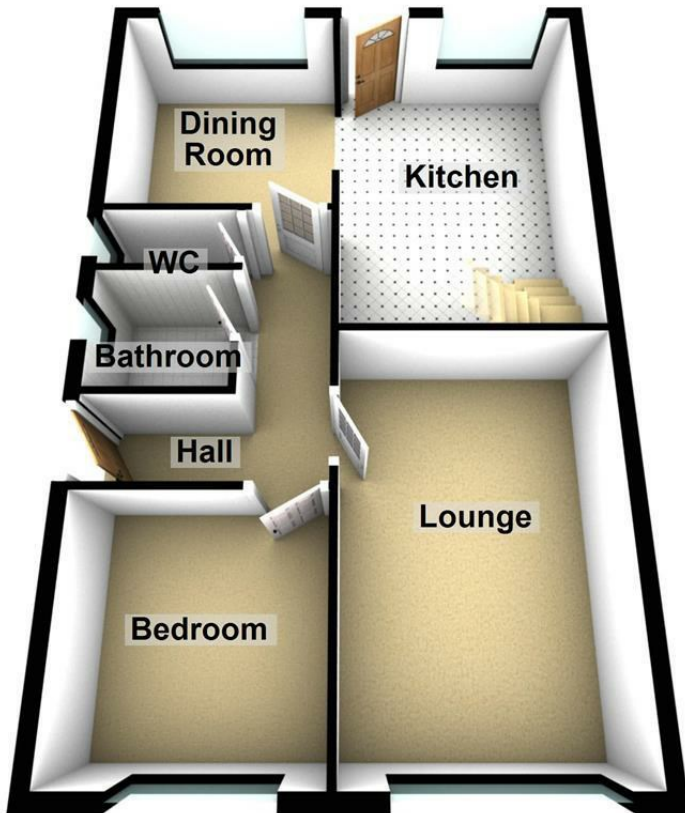
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

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

