



22 Church Street East, Waterhead, Oldham, OL4 2JQ
Offers In The Region Of £175,000

STONE TERRACE | NO CHAIN | TWO BEDROOMS | POPULAR LOCATION | IDEAL FIRST PURCHASE |

The property on Church Street East, Waterhead comprises of a vestibule, lounge, kitchen diner, two bedrooms, bathroom & WC and landing. There is a forecourt and enclosed courtyard to the rear with two patio areas. Located close to local amenities and public transport.

ACCOMMODATION

GROUND FLOOR

VESTIBULE

LOUNGE

13'10" x 12'0" (4.23 x 3.68)



BEDROOM TWO

8'5" x 12'5" (2.58 x 3.79)



BATHROOM & WC

6'3" x 5'2" (1.92 x 1.59)



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

KITCHEN DINER

11'4" x 12'2" (3.47 x 3.72)



Single drainer, one and a half bowl, stainless steel, sink unit. Electric hob, oven, extractor, fridge and freezer. A range of wall and base units with worktops and splash back tiling.

FIRST FLOOR

BEDROOM ONE

12'0" x 11'10" (3.66 x 3.62)



Fitted robes.

LANDING

EXTERNALLY



Forecourt, enclosed courtyard to rear with 2 patio areas.

SERVICES -

All main services are installed.

IMPORTANT NOTICE -

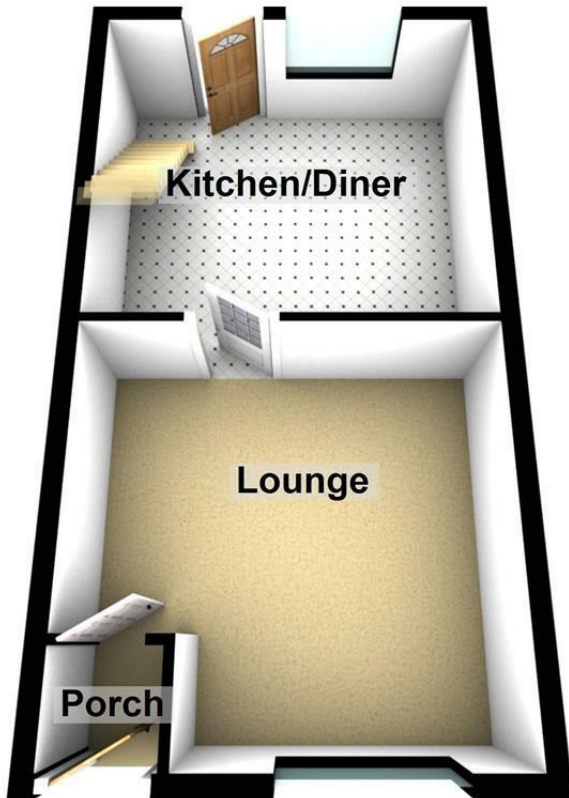
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

DISCLAIMER -

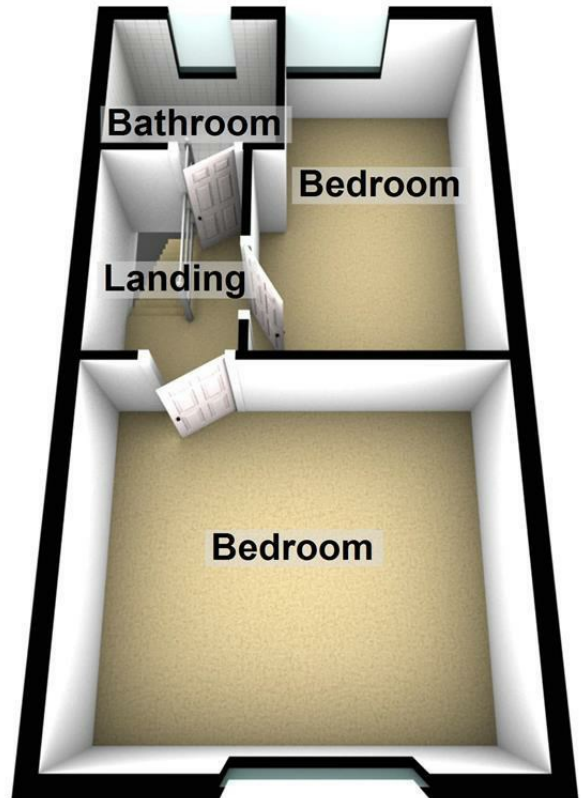
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Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	88
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	