



## 41 Forest Street , Oldham, OL8 3ER

**£950**



\*\*\*TWO BEDROOMS\*\*\*REFURBISHED\*\*\* Cousins Estate Agents are delighted to present this TWO BEDROOM PERIOD TERRACE centrally positioned in Hathershaw, Oldham.

Internal accommodation comprises: Entrance vestibule, lounge, kitchen/diner, bathroom and two bedrooms. Externally, there is a low-maintenance yard to the rear with attractive flagging and planting areas and the property benefits from gas central heating and double glazing throughout.

The property is located close to a range of useful local amenities and is within easy reach of Oldham and Ashton Town Centre, Manchester City Centre and the M60 motorway network.



## Vestibule 3'0"\*\*3'0" (0.92\*0.92)

Attractive wood finish composite glazed front door with window above. Carpet

## Living room 14'5"\*\*13'9" (4.4\*4.2)

Living room with central fire place. uPVC front window with blinds. Central light fitting. Radiator

## Kitchen 13'9"\*\*11'1" (4.2\*3.4)

Wood finish kitchen lower and upper units. Mottled worktop. Sink. Tiled splashback. Two light fittings. Rear facing leaded uPVC back window with roller blind. uPVC rear door. Worcester boiler. Wood clad side wall

## Front Bedroom 14'5"\*\*13'9" (4.4\*4.2)

Large double. Feature wall. uPVC front window with blinds. Light pendant. Radiator. Carpet

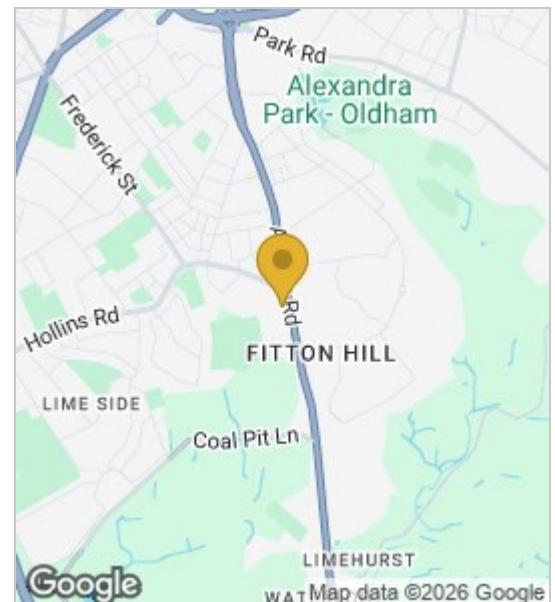
## Back Bedroom

Small Double. uPVC rear window with curtains. Light pendant. Radiator. Carpet

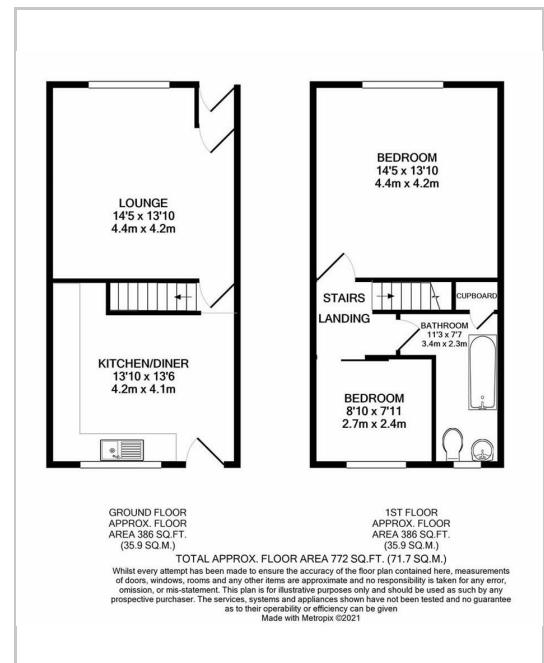
## Bathroom 11'1"\*\*4'8" (3.4\*1.43)

Three piece bathroom suite. Tiled lower wet areas. carpet. Storage cupboard. uPVC window.

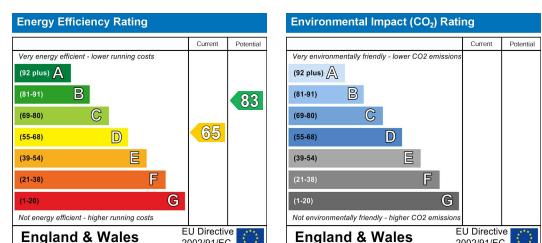
## Area Map



## Floor Plans



## Energy Efficiency Graph



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