



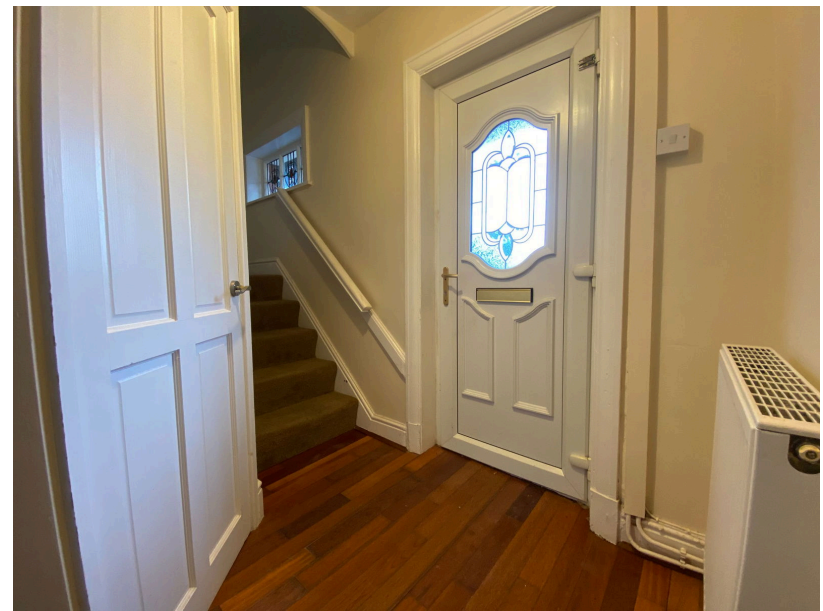
2 Brae Side, Garden Suburb OL8 3AP

£312,000

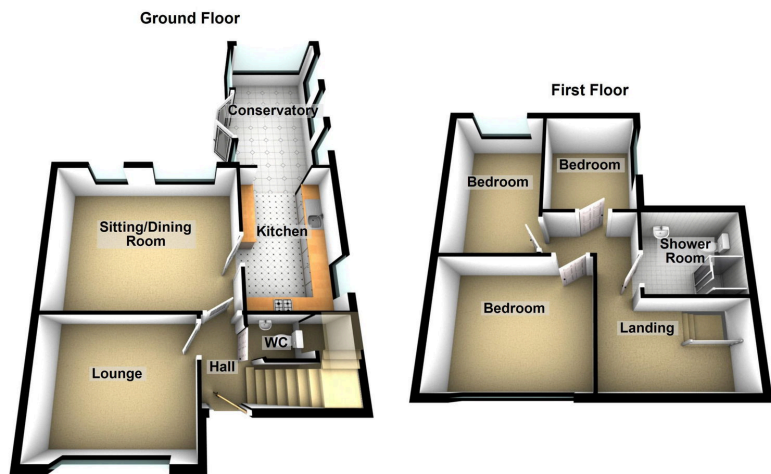
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- Semi Detached House
- Perfect Family Home
- No Chain
- EPC - E
- Three Bedrooms
- Conservatory
- Popular Location



Offered for sale with NO CHAIN with therefore VACANT POSSESSION is this spacious three bedroom family property situated in the ever popular Garden Suburb area of Oldham. The property is on a good size corner plot and would be ideally suited to the young and growing family. Internally the ample living space comprises, entrance hallway, wc, lounge, separate dining room, modern kitchen which is open plan to the light and airy good size conservatory. Off the first floor landing there are three good size bedrooms and a new modern shower room. Outside you will find to the front a block paved driveway providing off road parking. To the rear is a large garden that wraps round the side of the property, with lawn, mature trees and bushes and a decked patio area. Viewing is recommended to appreciate this good size family home.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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