



**23 Bridge Street, Springhead, Oldham, OL4 4PE**  
**Offers In The Region Of £185,000**

SEMI DETACHED HOUSE | THREE BEDROOMS | NO CHAIN | GOOD POTENTIAL | VIEWING ADVISED |

The house on Bridge Street comprises of a porch, lounge, kitchen diner, three bedrooms, shower room and landing. The outside provides gardens to front and rear and a garage. Offering further potential with early viewing recommended. Situated in a popular location close to local amenities, schools and public transport.

## ACCOMMODATION

### GROUND FLOOR

#### PORCH

#### LOUNGE

16'6" x 13'4" (5.03 x 4.08)



#### KITCHEN DINER

16'5" x 9'10" (5.02 x 3.02)

Single drainer, stainless steel, sink unit. Gas hob, electric oven & extractor. A range of wall and base units with worktops and splash back tiling.

### FIRST FLOOR



#### BEDROOM ONE

9'8" x 11'8" (2.97 x 3.57)



#### BEDROOM TWO

9'8" x 9'11" (2.96 x 3.04)



#### BEDROOM THREE

6'5" x 7'6" (1.96 x 2.30)



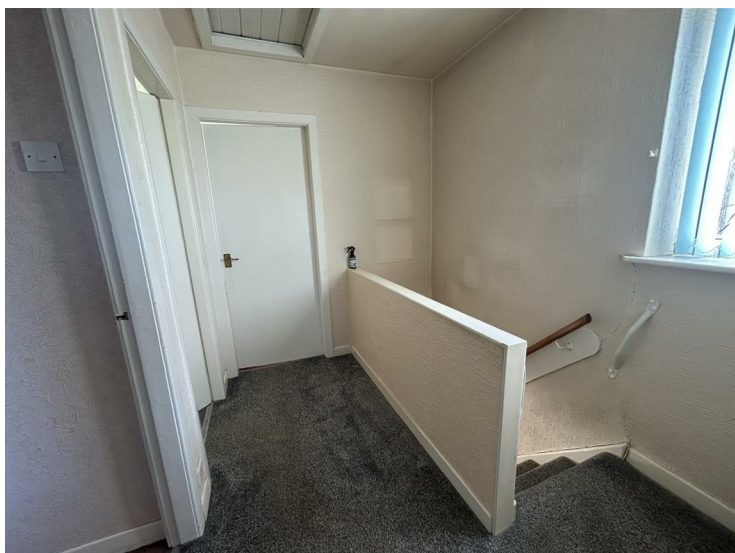
## SHOWER ROOM

6'5" x 5'6" (1.96 x 1.69)



Shower cubicle, two piece white suite, fully tiled walls.

## LANDING



## EXTERNALLY



Gardens to front and rear, side passageway and a garage.

## SERVICES -

All main services are installed.

## IMPORTANT NOTICE -

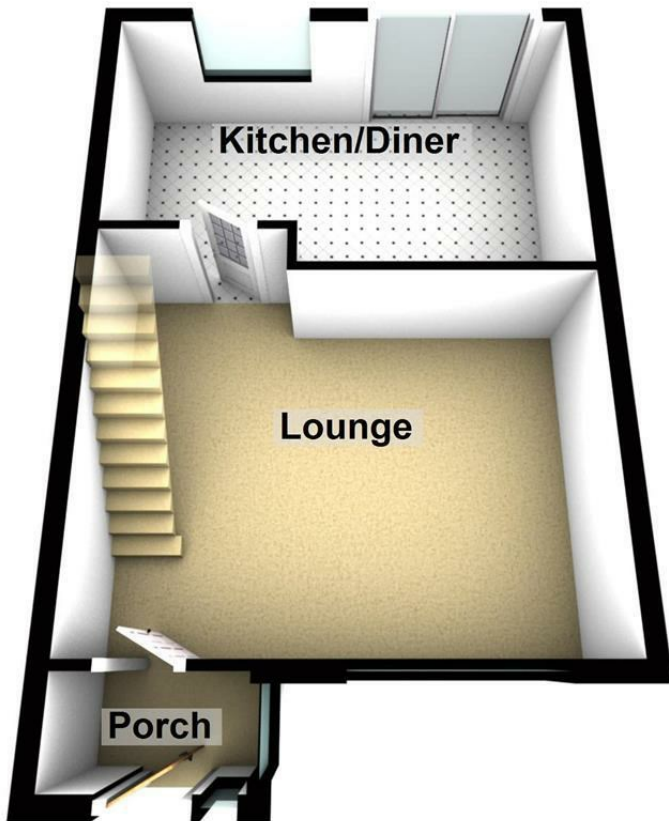
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

## DISCLAIMER -

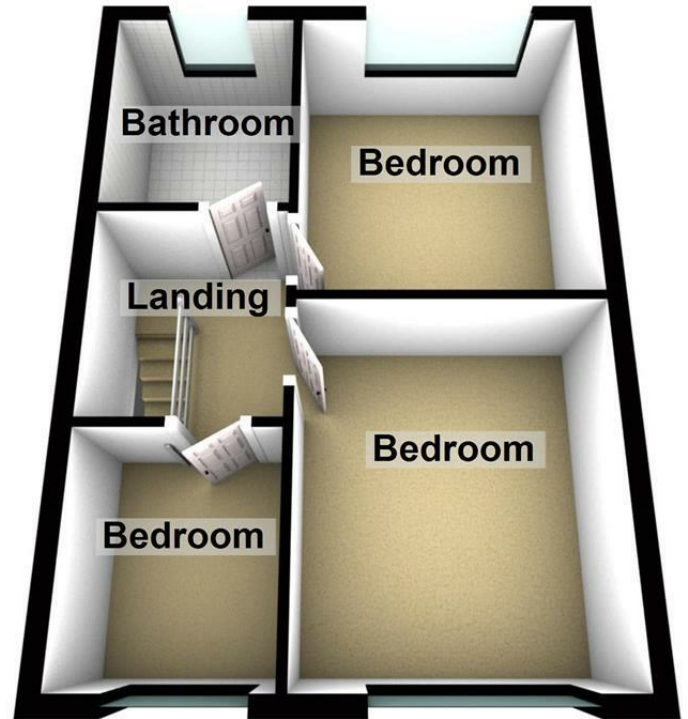
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## Ground Floor



## First Floor



| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | 70                                                                                                          | 84        |
|                                             | EU Directive 2002/91/EC  |           |