



**943 Huddersfield Road, Scouthead, Oldham, OL4 4AT**  
**£279,950**

**TWO RECEPTION ROOMS | TWO DOUBLE BEDROOMS | TWO PARKING SPACES | NO CHAIN |**

A superior, bay windowed terrace in a much sought after location with viewing strongly recommended.

Comprising of a vestibule, hall, lounge, dining room, kitchen, cloaks & WC, utility room, two bedrooms, bathroom, separate WC and landing. The outside provides a forecourt garden, rear courtyard with artificial grass and 2 stores and parking and a further garden area on the other side of the lane. Located in convenient position with the Saddleworth Villages and Oldham Town Centre a short car journey away.

## ACCOMMODATION

### GROUND FLOOR

#### HALL



#### LOUNGE

12 x 13 (3.66m x 3.96m)



#### DINING ROOM

13'4 x 15'1 (4.06m x 4.60m)



#### KITCHEN

7'6 x 11'2 (2.29m x 3.40m)



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

## WC



Two piece white suite.

#### UTILITY ROOM

6 x 8'8 (1.83m x 2.64m)

#### FIRST FLOOR

15'5 x 13'2 (4.70m x 4.01m)

To the front.

#### BEDROOM ONE

15'5 x 13'2 (4.70m x 4.01m)



To the front.

#### BEDROOM TWO

10'8 x 15'2 (3.25m x 4.62m)



To rear.

#### SEPARATE WC

2'3 x 4 (0.69m x 1.22m)

Low level WC.

## BATHROOM & WC

7'8 x 8'6 (2.34m x 2.59m)



Three piece white suite, large shower cubicle, fully tiled.

## LANDING



## EXTERNALLY



Forecourt garden, enclosed courtyard to rear with artificial grass and two stores. There are 2 parking spaces and a further garden area on the other side of the Lane.

## 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.





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>	62	77
	EU Directive 2002/91/EC 	