



19 Ceylon Street, Salem, Oldham, OL4 5JB
Offers In The Region Of £120,000

TWO DOUBLE BEDROOMS | TWO RECEPTION ROOMS | MODERNISATION REQUIRED | NO CHAIN |
The house on Ceylon Street comprises of an entrance hall, lounge, rear lounge, kitchen, two bedrooms, bathroom & WC and landing. There is a forecourt and enclosed courtyard to rear. VIEWING ADVISED,

ACCOMMODATION

GROUND FLOOR

HALL

LOUNGE

9'11" x 11'6" (3.04 x 3.52)



REAR LOUNGE

10'9" x 14'6" (3.28 x 4.42)



KITCHEN

5'10" x 9'4" (1.79 x 2.85)



Single drainer, stainless steel, sink unit. Basic range of fitted units.

FIRST FLOOR

BEDROOM ONE

13'9" x 11'6" (4.20 x 3.53)



BEDROOM TWO

8'8" x 14'7" (2.65 x 4.46)



BATHROOM & WC

8'4" x 5'9" (2.56 x 1.76)



Three piece suite.

LANDING

EXTERNALLY

Forecourt and enclosed courtyard to rear.

SERVICES -

All main services are installed.

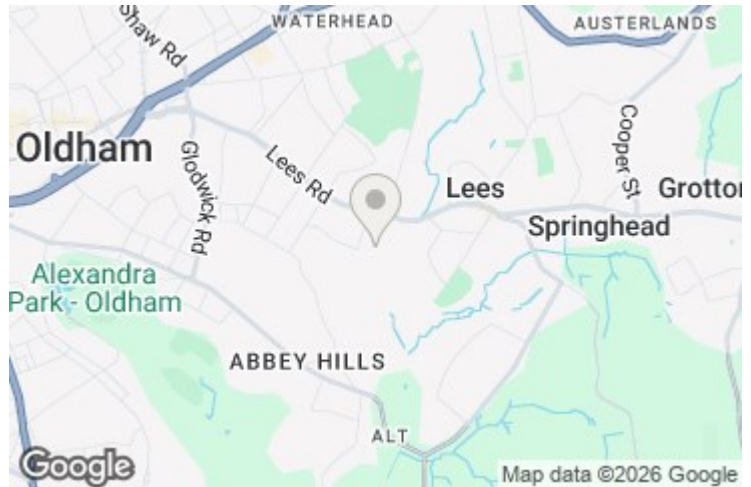
IMPORTANT NOTICE -

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.

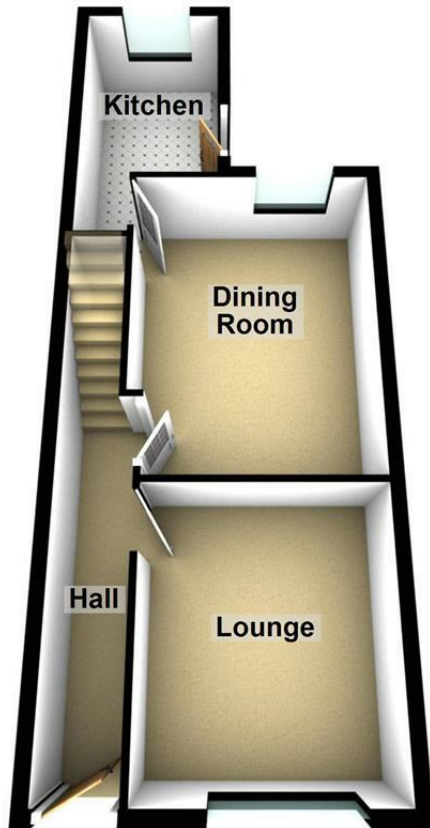
DISCLAIMER -

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

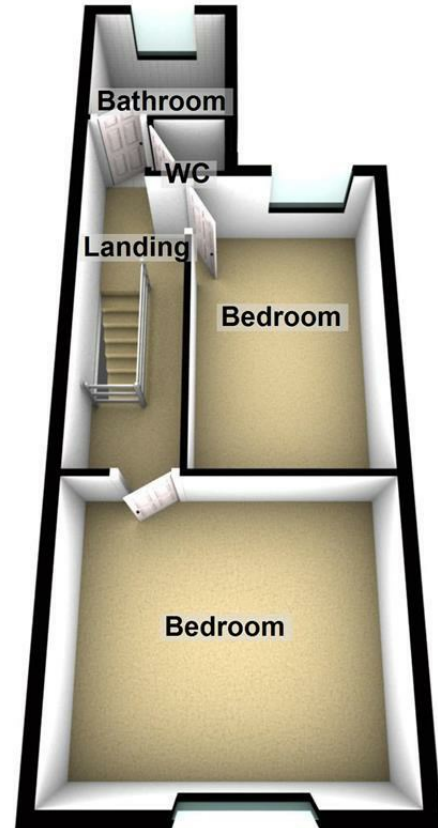
purchasers should not rely on them as statements or representations of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the information provided and condition of the property and no warranty is given by the vendor, their agents or any other person in their employment. 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.



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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	41	72
	EU Directive 2002/91/EC 	