



**4 Yew Crescent, Greenacres, Oldham, OL4 2EF**  
**Offers In The Region Of £225,000**

SEMI DETACHED | THREE BEDROOMS | TWO RECEPTION ROOMS | LARGE REAR GARDEN | FREEHOLD |  
The house on Yew Crescent is beautifully presented and has potential to extend. Comprising of an entrance hall, lounge, dining room, kitchen, three bedrooms, separate shower room & wc and landing. The outside reveals a front garden, large rear garden and patio and side patio area. Located close to local shops and public transport. VIEWING STRONGLY RECOMMENDED.



## ACCOMMODATION

### GROUND FLOOR

#### HALL

#### LOUNGE

14'1 x 12'1 (4.29m x 3.68m)



#### DINING ROOM

10'10 x 10'4 (3.30m x 3.15m)



#### KITCHEN

7'5 x 12'1 (2.26m x 3.68m)



Single drainer, polycarbonate, sink unit. Gas hob, oven, grill, microwave, fridge, freezer, dishwasher and washing machine. A range of wall and base units with worktops and splash back tiling.

#### PANTRY



### FIRST FLOOR

#### BEDROOM ONE

11'4 x 12'1 (3.45m x 3.68m)



#### BEDROOM TWO

8'8 x 10'4 (2.64m x 3.15m)



#### BEDROOM THREE

9'4 x 7'5 (2.84m x 2.26m)





### SEPARATE WC

2'3 x 4'6 (0.69m x 1.37m)



Low level WC.

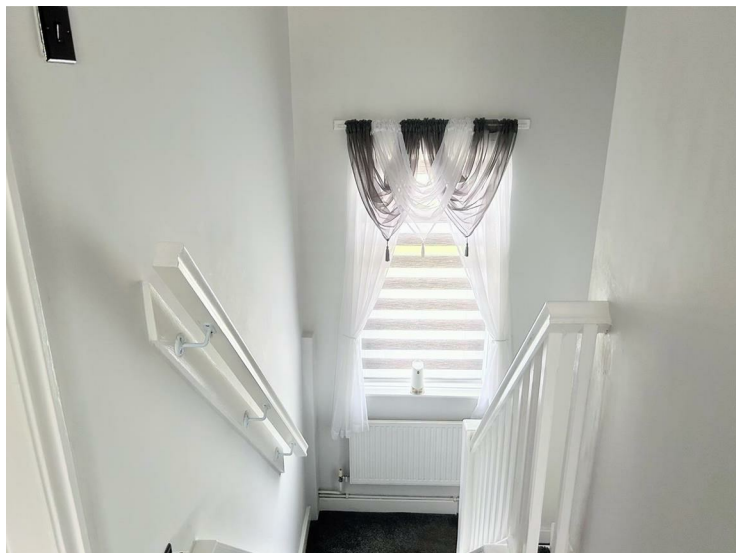
### SHOWER ROOM

4'4 x 6'6 (1.32m x 1.98m)



Shower cubicle, wash hand basin.

### LANDING



### EXTERNALLY



Front garden, side patio area and a large rear garden with a patio.

### SERVICES -

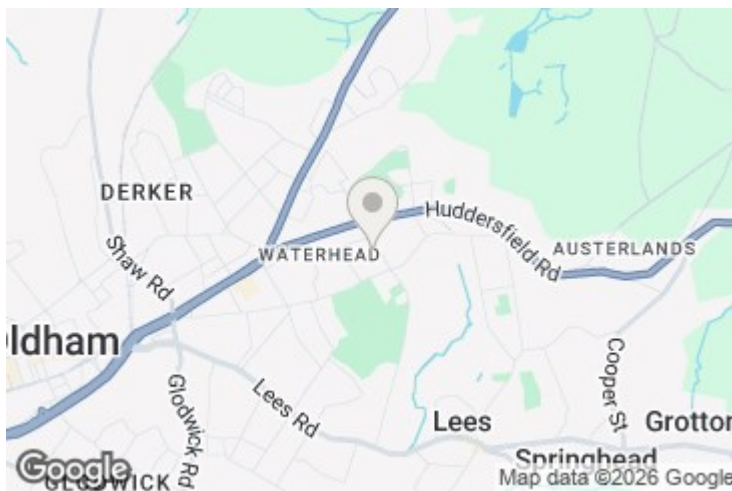
All main services are installed.

### IMPORTANT NOTICE -

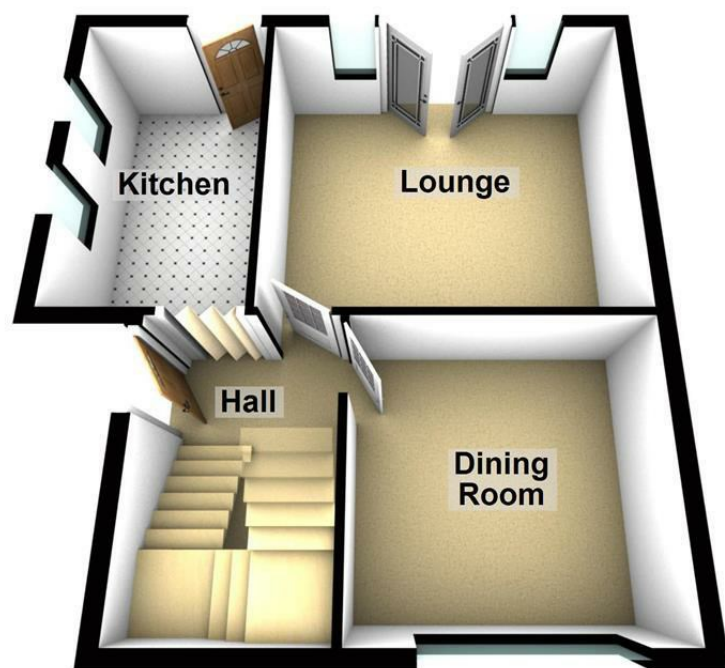
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

### DISCLAIMER -

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Ground Floor



First Floor

