



40 Belmont Avenue, Springhead, Oldham, OL4 4RS
Offers In The Region Of £335,000

DETACHED | VERY WELL PRESENTED | FOUR BEDROOMS | TWO RECEPTION ROOMS | IDEAL FOR A FAMILY | VIEWING HIGHLY RECOMMENDED | The property on Belmont Avenue comprises to the ground floor, entrance hall, cloaks & WC, lounge, kitchen, rear porch, study and store room and two ground floor bedrooms. The first floor has the master bedroom, bedroom four, shower room and landing. The outside reveals a front garden with artificial grass, a side block paved driveway and a side passageway leading to the rear garden which is private and has a very attractive, large patio area. Located in a popular position close to local schools, shops, bars and restaurants.

ACCOMMODATION

GROUND FLOOR

HALL



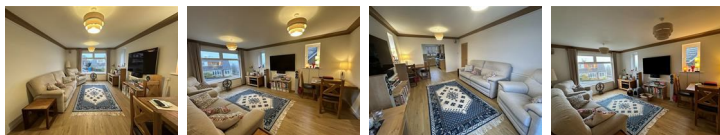
CLOAKS & WC



Two piece white suite.

LOUNGE

11'7" 16'11" (3.55 5.18)



KITCHEN

9'5" x 11'8" (2.89 x 3.56)



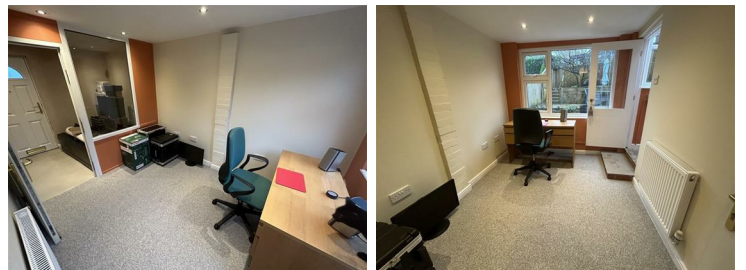
Single drainer, one and a half bowl, stainless steel, sink unit. Range cooker and canopy extractor. A range of fitted wall and base units with worktops and splash back tiling.

REAR PORCH



STUDY

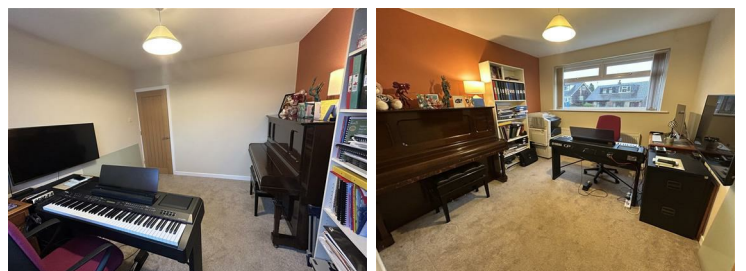
7'5" x 15'8" (2.27 x 4.79)



This room has been converted from the garage and has a store room.

BEDROOM TWO

10'0" x 10'7" (3.05 x 3.25)



To the front.

BEDROOM THREE

12'1" x 8'2" (3.70 x 2.50)

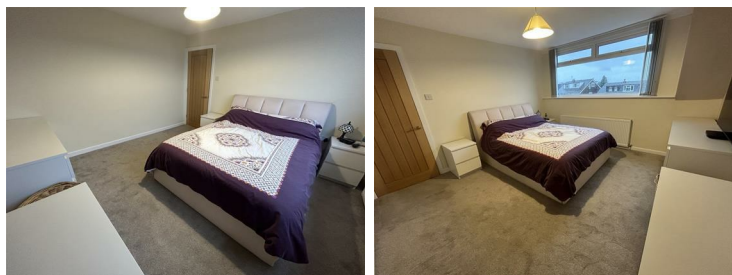


To rear.

FIRST FLOOR

BEDROOM ONE

11'6" x 12'2" (3.52 x 3.71)



To the front.

BEDROOM FOUR

9'5" x 7'10" (2.89 x 2.41)



To rear.

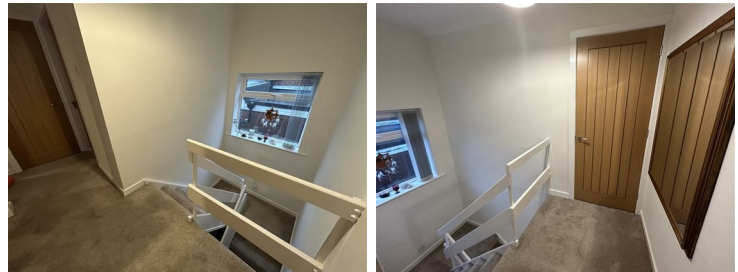
SHOWER ROOM

6'8" x 10'5" (2.04 x 3.18)



Large walk in shower cubicle, two piece white suite, fully tiled walls and floor.

LANDING



EXTERNALLY



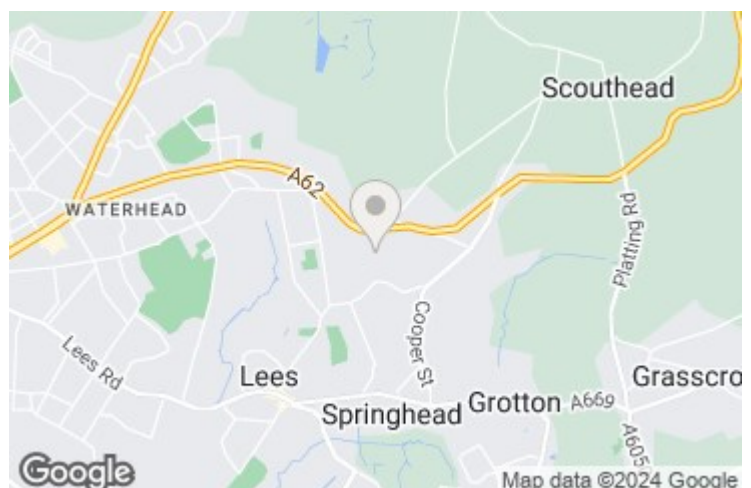
Garden area at the front with artificial grass, block paved driveway to the side and a block paved path on the other side leading to the rear garden. The rear garden is private with large, attractive patio area.

SERVICES -

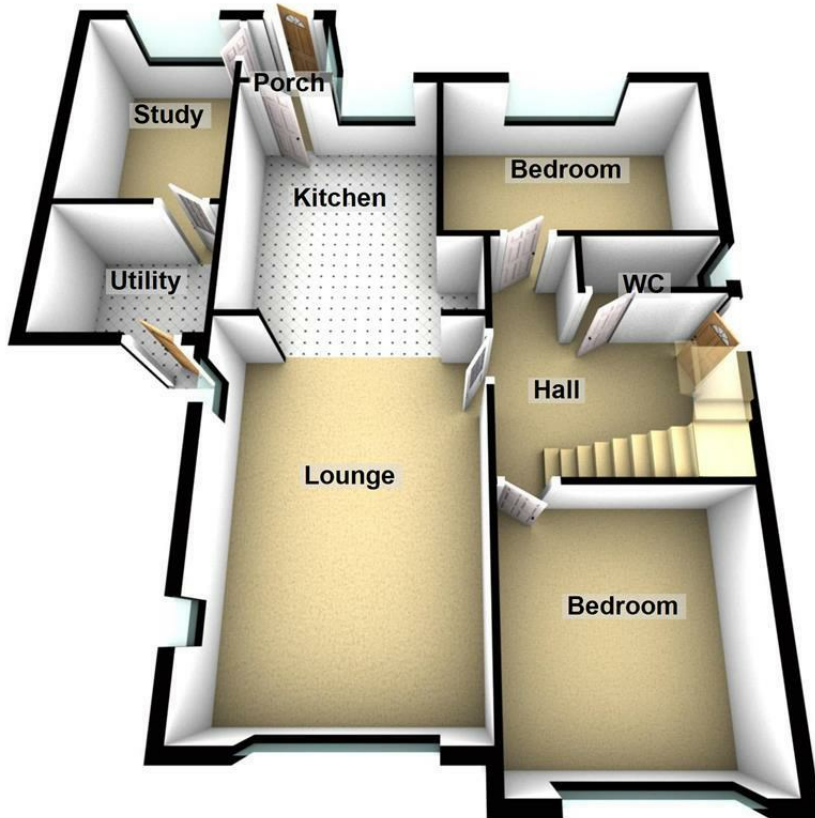
All main services are installed.

DISCLAIMER -

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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		