



34 Forest Street, Hathershaw, Oldham, OL8 3ER

£130,000

MID TERRACE | TWO BEDROOMS | GROUND FLOOR WC | NO CHAIN | IDEAL FIRST PURCHASE/BUY TO LET | The house on Forest Street comprises of a vestibule, Lounge, kitchen diner, cloaks & WC, two bedrooms, shower room and landing. There is an enclosed court yard to rear. Close to local amenities and public transport with the Oldham Town Centre a short car journey away.

ACCOMMODATION

GROUND FLOOR

VESTIBULE

LOUNGE

14'1" x 14'0" (4.30 x 4.29)



KITCHEN DINER

14'1" x 9'4" (4.30 x 2.86)



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

CLOAKS & WC

6'1" x 1'3" (1.87 x 0.40)



Two piece white suite.

FIRST FLOOR

BEDROOM ONE

14'0" x 14'1" (4.29 x 4.30)



To the front.

BEDROOM TWO

8'7" x 9'4" (2.62 x 2.85)



To rear.

SHOWER ROOM

4'9" x 6'8" (1.47 x 2.04)



Shower cubicle, two piece white suite, fully tiled.

LANDING

EXTERNALLY



Enclosed court yard to rear.

SERVICES -

All main services are installed.

IMPORTANT NOTICE -

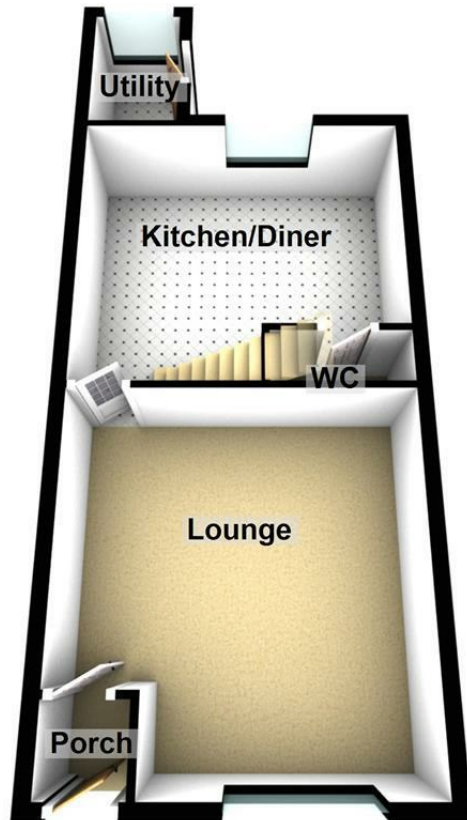
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

DISCLAIMER -

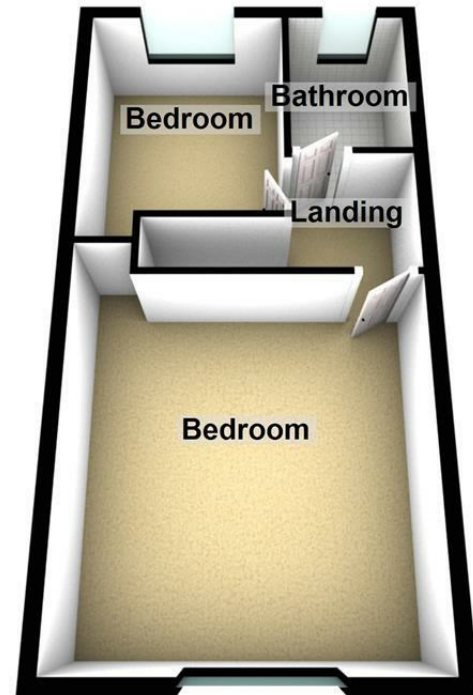
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Ground Floor



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	63	78
	EU Directive 2002/91/EC 