



54 Urmson Street, Hathershaw, Oldham, OL8 2AE
Offers In The Region Of £120,000

END TERRACE | NO CHAIN | TWO BEDROOMS | FURTHER POTENTIAL | OFF ROAD PARKING | VIEWING ADVISED |
The house on Urmson Street comprises of a hall, lounge, kitchen diner, two bedrooms, shower room and landing. The outside provides a front garden and rear garden with a driveway at the rear. Located close to local amenities and public transport in Hathershaw.

ACCOMMODATION

GROUND FLOOR

HALL

LOUNGE

11'4" x 11'6" (3.47 x 3.52)



KITCHEN DINER

14'8" x 7'0" (4.49 x 2.15)



Single drainer, stainless steel, sink unit. A range of wall and base units.

FIRST FLOOR

BEDROOM ONE

11'4" x 10'4" (3.47 x 3.17)



To the front.

BEDROOM TWO

7'11" x 8'5" (2.42 x 2.58)



To rear.

SHOWER ROOM

6'1" x 4'10" (1.87 x 1.48)



Shower basin and shower, two piece suite.

LANDING

EXTERNALLY



Front and rear gardens and rear off road parking

SERVICES -

All main services are installed.

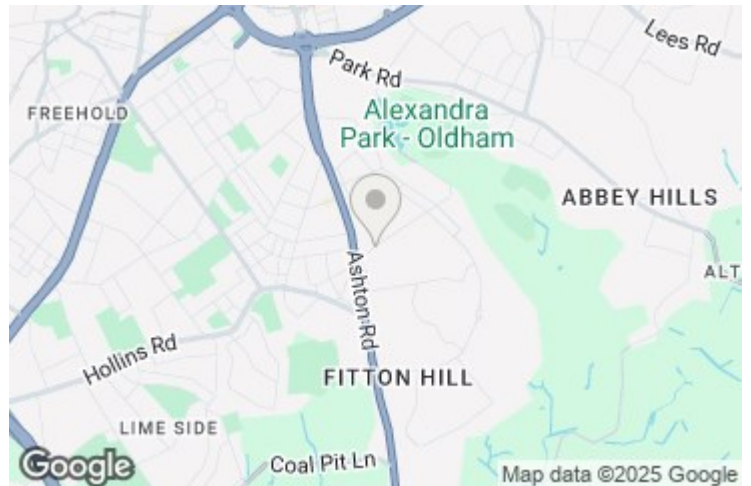
IMPORTANT NOTICE -

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.

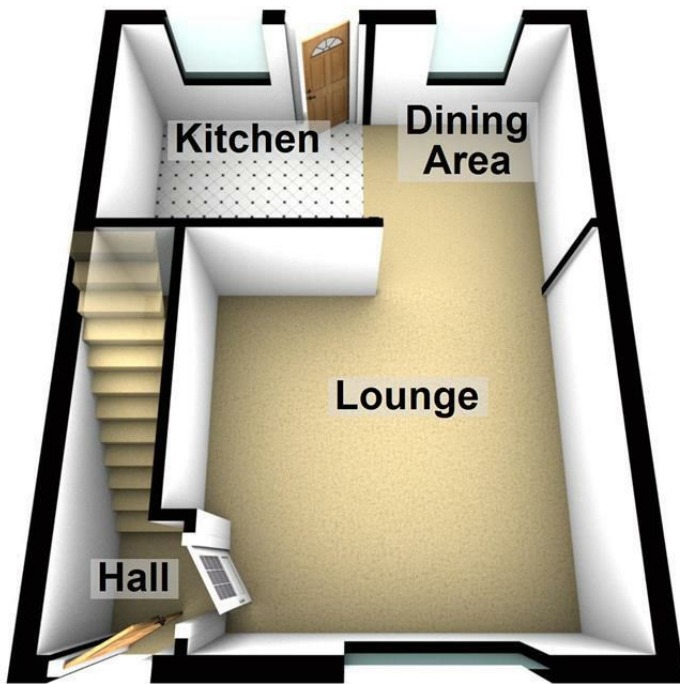
DISCLAIMER -

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

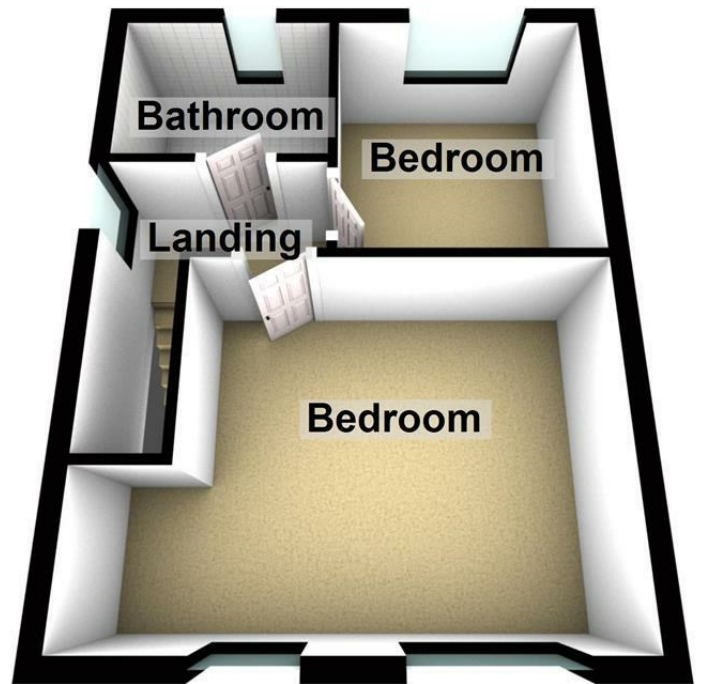
provided and condition of the property and no warranty is given by the vendor, their agents or any other person in their employment. The property is offered subject to contract and still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in 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	59	81
	EU Directive 2002/91/EC 