



30 Den Lane, Springhead, Oldham, OL4 4NN
£220,000

A split level, semi detached, dormer bungalow located in a quiet and popular position. Offered for sale with NO CHAIN & VIEWING RECOMMENDED. Comprising of an entrance hall, lounge and kitchen to the ground floor. The first floor provides bedroom two with access to the garage and a landing. The second floor has bedroom one, shower room and landing. The outside offers a front garden area, side passageway and rear garden, drive and access to the integral garage. Located close to local amenities and public transport.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

LOUNGE

10'8 x 20'3 (3.25m x 6.17m)



KITCHEN

8'7 x 13'5 (2.62m x 4.09m)



Single drainer, one and a half bowl, polycarbonate sink unit. Gas hob, electric oven, grill and extractor. A range of wall and base units with worktops.

FIRST FLOOR

BEDROOM TWO

11 x 10'3 (3.35m x 3.12m)



LANDING

SECOND FLOOR

BEDROOM ONE

10'8 x 12 (3.25m x 3.66m)



SHOWER ROOM

8'5 x 5'7 (2.57m x 1.70m)



Large shower cubicle, two piece white suite, fully clad walls.

LANDING

EXTERNALLY



Front garden, side passageway leading to the rear garden, driveway and integral garage.

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.



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