



90 Yorkdale, Clarksfield, Oldham, OL4 3AR

£215,000

SEMI DETACHED HOUSE | LOUNGE & DINING AREA | TWO BEDROOMS | TWO SHOWER ROOMS |

The property on Yorkdale comprises of an entrance hall, lounge & dining area, kitchen, utility porch, shower room, two first floor bedrooms, each with door access to his & hers shower room. The outside provides garden areas to front and rear and a driveway at the side leading to the garage. Viewing advised. Situated close to local; shops and public transport.

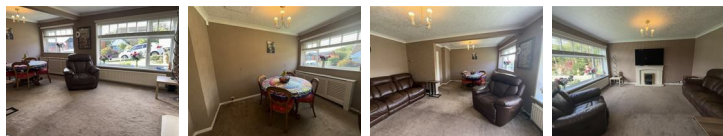
ACCOMMODATION

GROUND FLOOR

HALL

LOUNGE & DINING AREA

18'2 x 14'9 (5.54m x 4.50m)



KITCHEN

12'1 x 12'2 (3.68m x 3.71m)

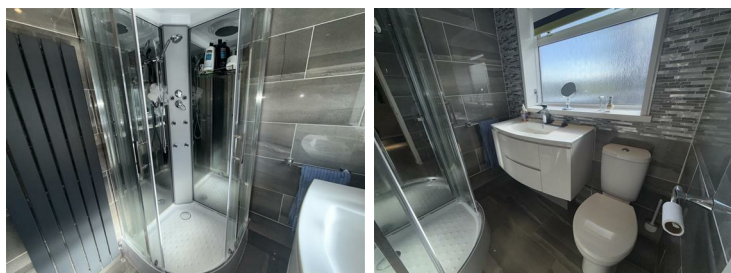


Single drainer, one and a half bowl, stainless steel, sink unit. Gas hob, electric oven, grill and extractor. A range of wall and base units.

UTILITY PORCH

SHOWER ROOM

6 x 5'5 (1.83m x 1.65m)

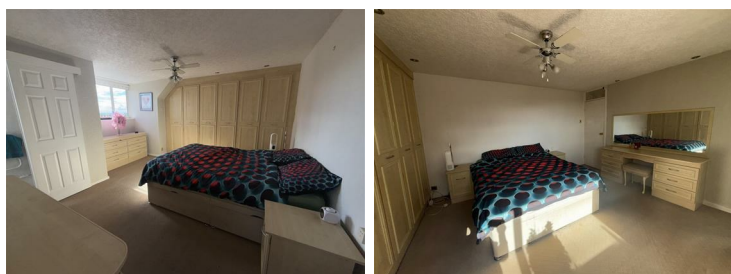


Two piece white suite, shower cubicle, fully tiled.

FIRST FLOOR

BEDROOM ONE

14'3 x 12'8 (4.34m x 3.86m)



Fitted wardrobes.

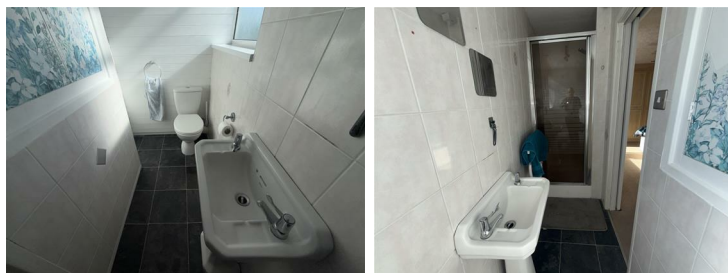
BEDROOM TWO

12'5 x 9'2 (3.78m x 2.79m)



HIS & HERS SHOWER ROOM

3 x 11'5 (0.91m x 3.48m)



Two piece white suite, shower cubicle.

EXTERNALLY



Garden areas to front and rear. Side driveway leading to the garage.

SERVICES -

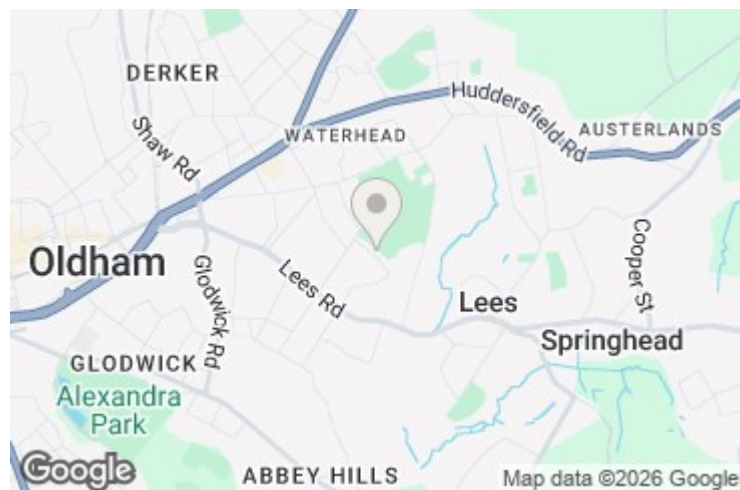
All main services are installed.

IMPORTANT NOTICE -

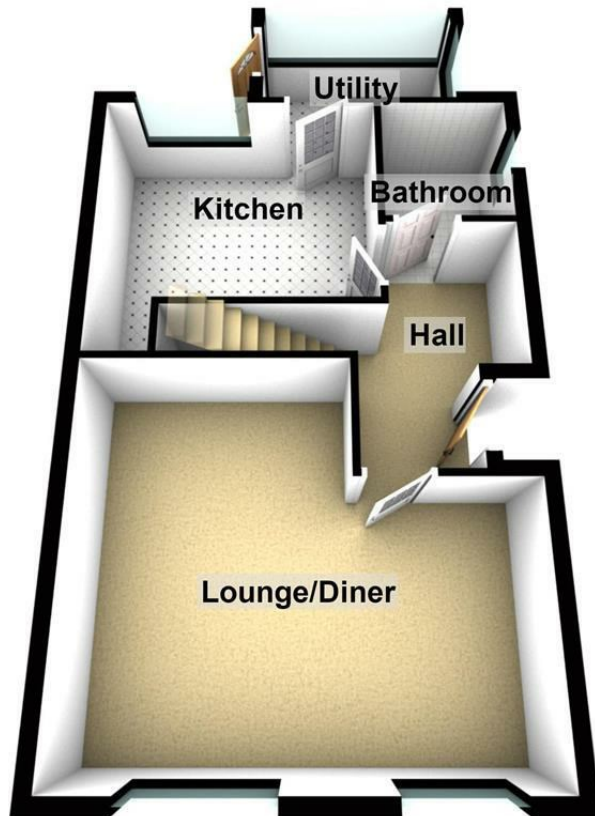
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

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.



Ground Floor



First Floor

