



**34 Harper Street, Coppice, Oldham, OL8 1BB**  
**Offers In Excess Of £140,000**

MID TERRACE | TWO BEDROOMS | NO CHAIN | VIEWING ADVISED | SUIT FIRST TIMEBUYER |  
The house on Harper Street comprises of a vestibule, lounge, kitchen diner, two bedrooms, bathroom & WC and landing.  
There is an enclosed courtyard to rear.

## ACCOMMODATION

### GROUND FLOOR

#### VESTIBU/LE

#### LOUNGE

13'6" x 11'3" (4.14 x 3.43)



#### BEDROOM TWO

7'6" x 8'11" (2.29 x 2.74)



#### BATHROOM & WC

4'0" 11'8" (1.22 3.58)



#### KITCHEN DINER

13'6" x 12'2" (4.14 x 3.73)



A range of wall and base units.

### FIRST FLOOR

#### BEDROOM ONE

13'6" x 11'6" (4.14 x 3.51)



Three piece suite.

#### LANDING

## EXTERNALLY



Enclosed courtyard 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 -

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.



