



40 Lavender Road, Holts, Oldham, OL4 5NY
Offers In The Region Of £135,000

IDEAL FIRST PURCHASE | WELL MAINTAINED | TWO BEDROOMS | PRIVATE REAR GARDEN | FREEHOLD |
The house on Lavender Road comprises of an entrance hall, lounge, kitchen, utility room, two bedrooms, shower room and landing. The outside offers garden areas to front and rear. Located close to local amenities and public transport.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

LOUNGE

15'5" x 10'7" (4.70 x 3.25)



KITCHEN

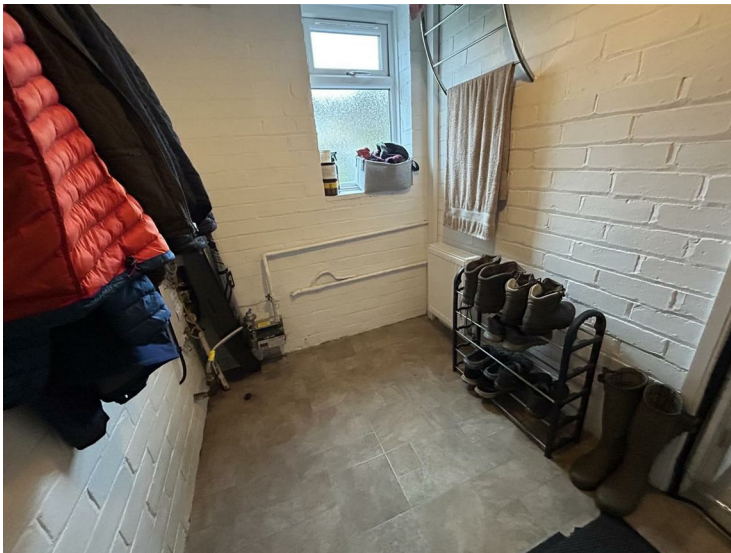
12'9" x 8'7" (3.89 x 2.63)



Single drainer, one and a half bowl, stainless steel, sink unit. Gas hob, electric oven, grill, fridge and freezer. A range of wall and base units with worktops and splash back tiling.

UTILITY ROOM

5'1" x 7'9" (1.56 x 2.38)



FIRST FLOOR

BEDROOM ONE

13'8" x 9'11" (4.17 x 3.03)



To the front.

BEDROOM TWO

11'1" x 8'7" (3.40 x 2.64)



To rear.

SHOWER ROOM

6'10" x 4'11" (2.10 x 1.50)



Corner shower cubicle, two piece white suite.

LANDING

EXTERNALLY



Garden areas to front and rear.

SERVICES -

All main services are installed.

IMPORTANT NOTICE -

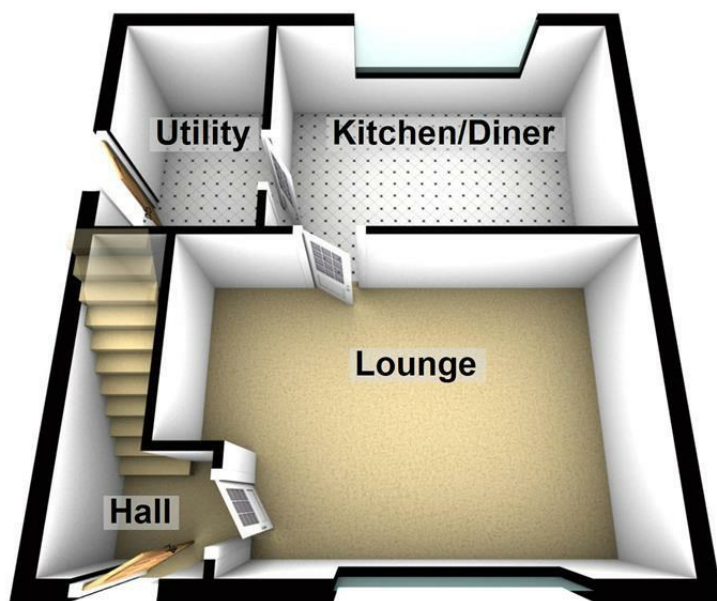
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

DISCLAIMER -

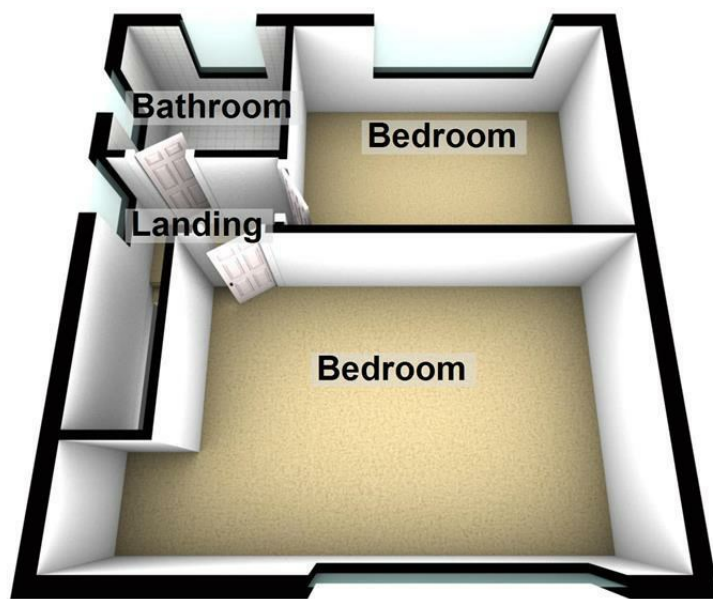
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Ground Floor



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	83	87
	EU Directive 2002/91/EC 