



**6 Grove Street, Greenfield, Oldham, OL3 7DG**  
**Offers In The Region Of £240,000**

STONE COTTAGE | THREE GOOD SIZE BEDROOMS | BASEMENT ROOM | IDEAL FIRST PURCHASE | FREEHOLD | The property on Grove Street comprises of a vestibule, lounge, kitchen diner, cellar area with a washroom & store room, three bedrooms, shower room and landing. There is a small sitting area at the rear of the property. The property is situated in a quiet location off Chew Valley Road close to the Village amenities.



## ACCOMMODATION

### GROUND FLOOR

#### VESTIBULE

#### LOUNGE

14'2" x 13'10" (4.34 x 4.24)



#### KITCHEN DINER

14'7" x 10'1" (4.47 x 3.08)



Single drainer, stainless steel, sink unit. Electric hob, oven and extractor. A range of wall and base units with worktops and splash back tiling.

#### CELLAR AREA



Washroom and store room.

### FIRST FLOOR

#### BEDROOM ONE

13'4" x 12'9" (4.08 x 3.91)



To the front.

#### BEDROOM TWO

10'4" x 12'4" (3.16 x 3.78)



To the front.

#### BEDROOM THREE

11'6" x 10'3" (3.53 x 3.14)



To rear.

#### SHOWER ROOM



Walk in shower cubicle, two piece white suite, fully tiled walls.

## LANDING

Loft access.

## EXTERNALLY



Half the un adopted road at the front is on the deeds to the house so parking outside the house is available. There is a covered and gated side passageway leading to the rear. Paved sitting out area off the back door.

## SERVICES -

All main services are installed.

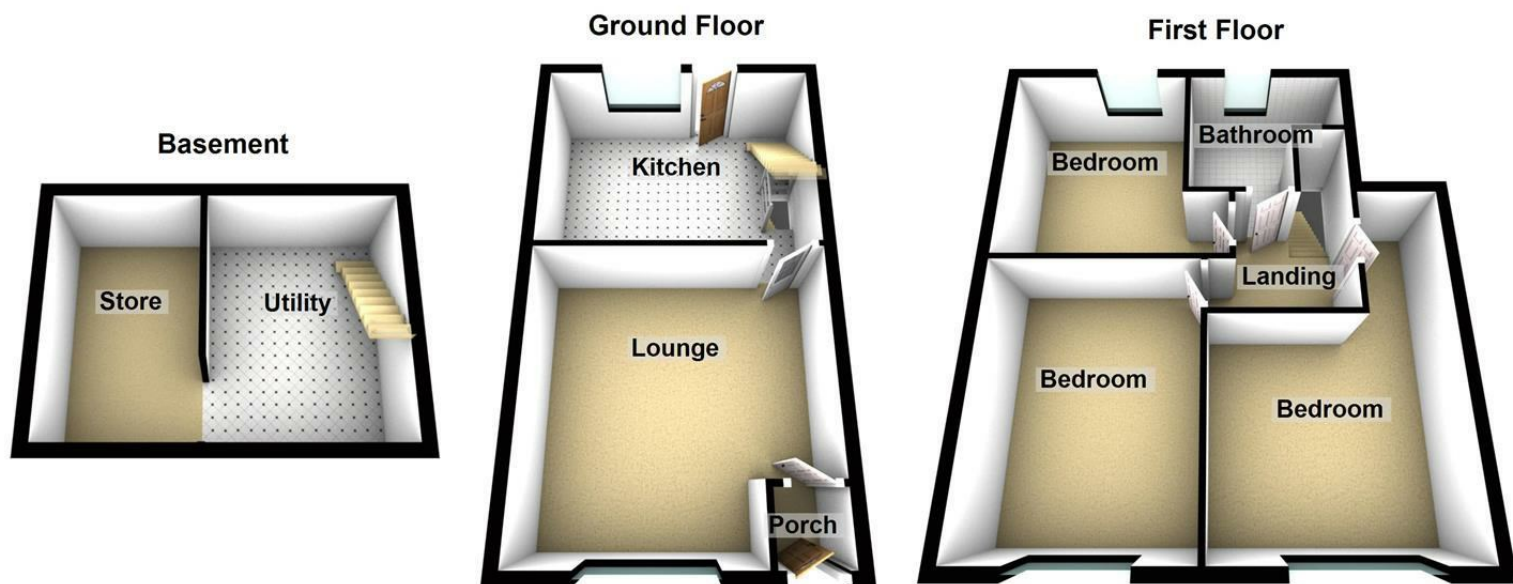
## IMPORTANT NOTICE -

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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	26	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	