



**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

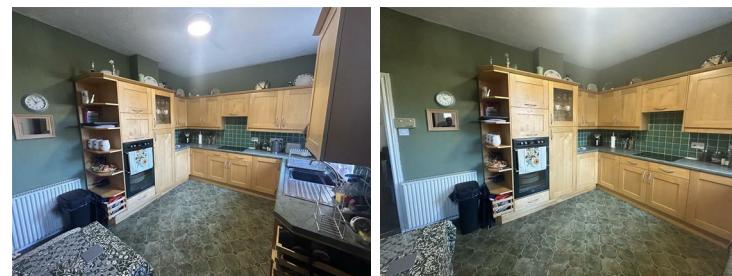
#### LOUNGE

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



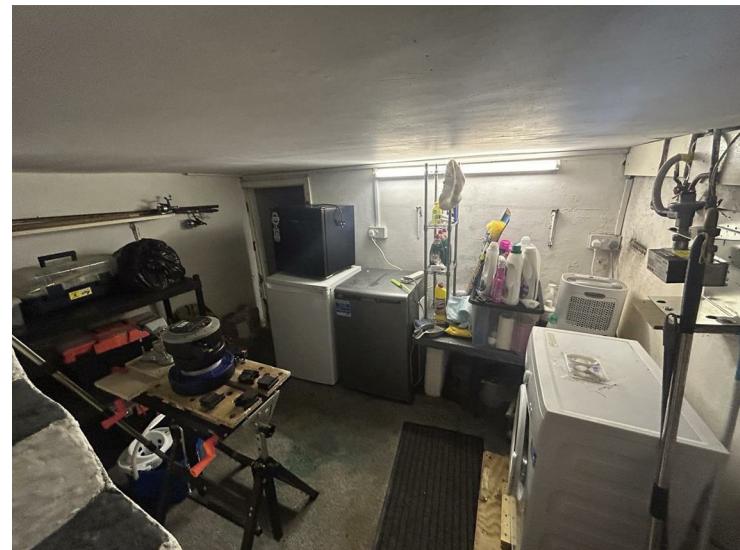
#### KITCHEN DINER

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 -

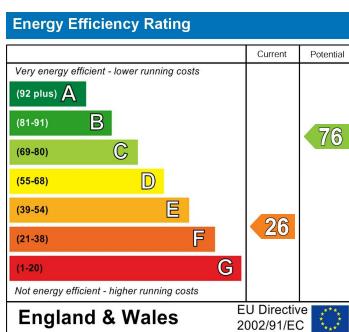
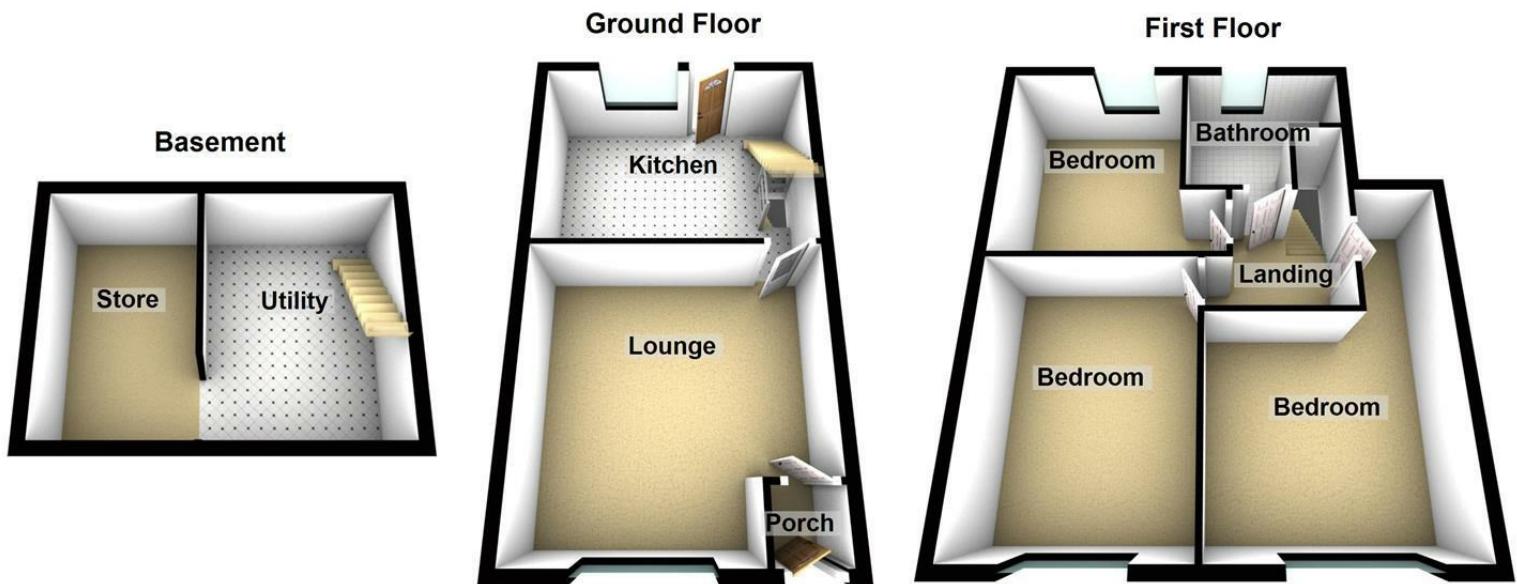
All main services are installed.

## 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 -

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90 High Street, Lees, Oldham, OL4 5AA  
 T: 0161 626 3471  
 E: [info@wildandgriffiths.co.uk](mailto:info@wildandgriffiths.co.uk)  
[www.wildandgriffiths.co.uk](http://www.wildandgriffiths.co.uk)

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