



**1 Spring Mill Spring Street, Uppermill, Oldham, OL3 6AJ**

**£270,000**

DETACHED BUNGALOW | TWO BEDROOMS | 2 BATHROOMS/SHOWER ROOMS | SPACIOUS LOUNGE & DINING AREA | KITCHEN | BASEMENT ROOM | PARKING SPACE | VILLAGE LOCATION | NO CHAIN |

This individually designed bungalow comprises of a hall, L-shaped lounge & dining area, kitchen, two bedrooms, the master with an en-suite shower room and a family bathroom. The spacious basement area offers a utility area and office/study. The outside provides parking at the front, a small enclosed courtyard to rear and a communal storage room. Within walking distance of the Centre of Uppermill which provides a range of shops, bars and restaurants.

## ACCOMMODATION

### ENTRANCE HALL

### L-SHAPED LOUNGE & DINING AREA

4.73 x 8.14 (1.22m.22.25m x 2.44m.4.27m)

### KITCHEN

13'3" x 8'11" (4.04 x 2.74)



Single drainer, one and half bowl, stainless steel, sink unit. Gas hob, oven, grill, microwave, fridge and dishwasher. A range of wall and base units with worktops.

### BEDROOM ONE

10'4" x 10'9" (3.17 x 3.28)

### EN-SUITE SHOWER ROOM



Two piece white suite, shower cubicle, fully tiled.

### BEDROOM TWO

9'8" x 9'11" (2.97 x 3.03)

## BATHROOM & WC

6'1" x 8'7" (1.86 x 2.64)



Three piece white suite, shower over the bath and shower screen, fully tiled.

## BASEMENT

### OFFICE/STUDY & UTILITY AREA

15'1" x 23'2" (4.60 x 7.07)

## EXTERNALLY



Parking at the front, small enclosed court to the rear. Communal store room.

### Service Charge

The service charge is £120.00 a month covering Building Insurance and maintenance of common parts.

### SERVICES -

All main services are installed.

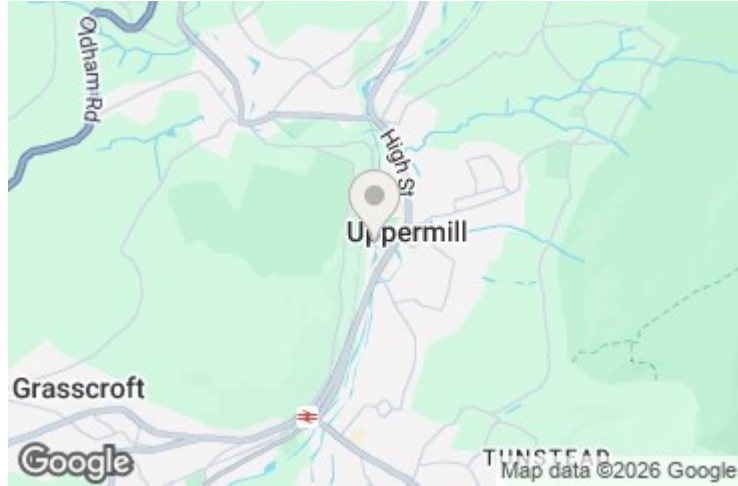
### IMPORTANT NOTICE -

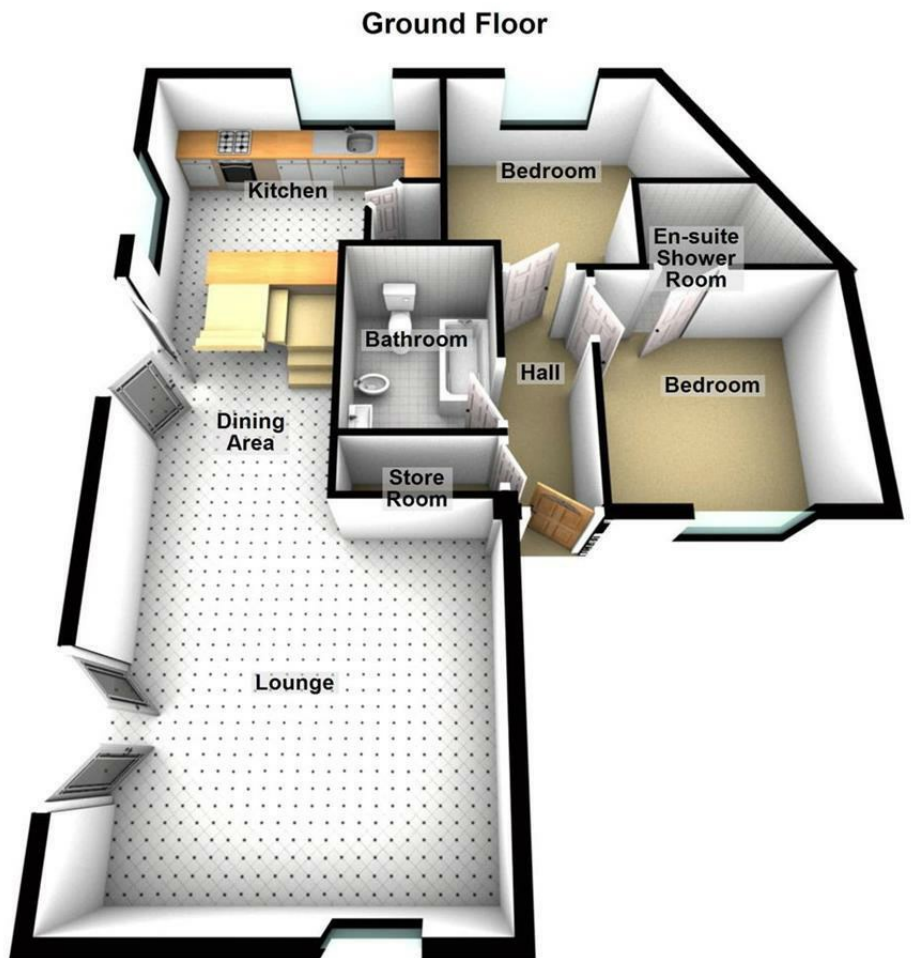
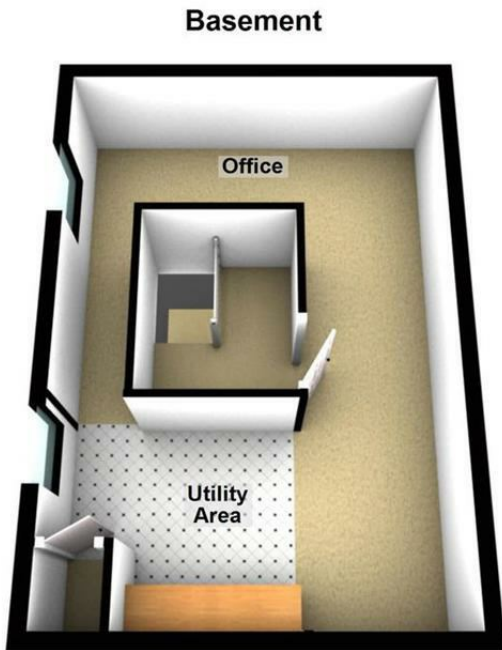
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

### 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>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	