



**Apartment 4, Lydgate Fold, Lydgate, Oldham, OL4 4JL**  
**Offers In The Region Of £225,000**

GROUND FLOOR APARTMENT | HAS ITS OWN ENTRANCE | TWO/THREE BEDROOMS | MASTER BEDROOM AND AN EN-SUITE | WELL MAINTAINED | TWO CAR PARKING SPACES | RURAL SETTING |

The apartment in Lydgate Fold comprises of an entrance hall, kitchen, inner hall, lounge and dining area, three bedrooms, the master with an en-suite shower room, bedroom three was a bathroom and separate WC. There are 2 car parking spaces close to the entrance to the apartment and a patio area off the lounge. VIEWING HIGHLY RECOMMENDED.



## ACCOMMODATION

### ENTRANCE HALL

### KITCHEN

8'3 x 11'10 (2.51m x 3.61m)



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

### INNER HALL

### LOUNGE & DINING AREA

12'6 x 19'1 (3.81m x 5.82m)



French doors onto a patio area.

### BEDROOM ONE

11'10 x 11'5 (3.61m x 3.48m)



### EN-SUITE SHOWER ROOM

4'2 x 8 (1.27m x 2.44m)



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

### BEDROM TWO

8'3 x 8 (2.51m x 2.44m)



### BEDROOM THREE

5'2 x 6'2 (1.57m x 1.88m)



Was a bathroom.

## WC

2'5 x 4'5 (0.74m x 1.35m)



Two piece white suite.

## EXTERNALLY



Two carparking spaces, patio area off the lounge, communal garden areas.

## SERVICES -

Main electric and water are installed.

## IMPORTANT NOTICE -

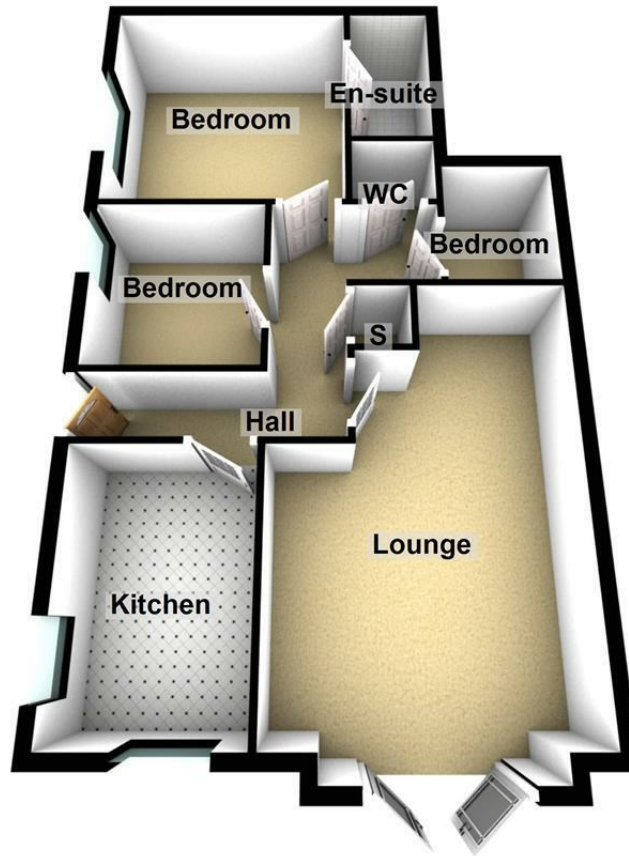
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

## 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.



## Ground Floor



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