



5 Ashmond, Springhead, Oldham, OL4 5ST
Offers In The Region Of £220,000

VIEW THE VIDEO TOUR !! PRIME LOCATION !! ACCOMODATION ON FOUR LEVELS !! TWO RECEPTION ROOMS !! THREE BEDROOMS !! GOOD INTERIOR ORDER !! ABUTTING OPEN COUNTRYSIE !! VIEWING ADVISED !!

Located close to Oldham Road with easy access to the Lees Village Centre which offers a variety of local shops, bars and restaurant This spacious stone property briefly comprises hall, lounge, dining room , kitchen, basement room, two first floor bedrooms, bathroom & WC and landing with stairs to a second floor bedroom. There is a large patioed front garden over looking a wooded area and an enclosed court yard to rear. Would suit the requirements of a family.

Ground floor

ENTRANCE HALL

Stairs leading to the first floor.

LOUNGE

11'6" by 12'4" (3.53 by 3.78)



Overlooking the front garden. Stone fireplace.

DINING ROOM

12'6" by 12'10" (3.83 by 3.93)



Laminate flooring.

KITCHEN

7'1" by 11'1" (2.16 by 3.38)



Single drainer, one and a half bowl sink unit, gas hob, electric oven and extractor. Fitted range of wall and base units with worktops and splash back tiling. Plumbing for an automatic washing machine and dishwasher.

BASEMENT ROOM

11'6" by 12'7" (3.52 by 3.85)



FIRST FLOOR

BEDROOM ONE

15'9" by 12'3" (4.81 by 3.75)



To the front.

BEDROOM TWO

9'4" by 12'10" (2.87 by 3.93)



To the rear.

BATHROOM & WC

7'7" by 10'5" (2.32 by 3.19)



Three piece white suite, shower over the bath and splash back tiling.

LANDING

Stairs leading to the second floor.

SECOND FLOOR

ATTIC BEDROOM

11'5" by 12'3" (3.48 by 3.75)



Rear facing window.

EXTERNALLY



Good size front garden overlooking a wooded area. There is an enclosed courtyard to rear.

SERVICES -

All main services are installed.

IMPORTANT NOTICE -

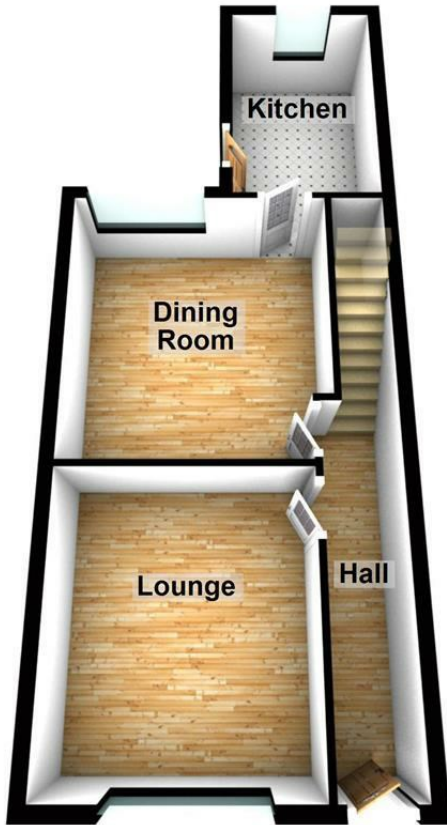
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

DISCLAIMER -

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



First Floor



Second 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	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	