



**22 Church Street East, Waterhead, Oldham, OL4 2JQ**  
**Offers In The Region Of £179,950**

STONE TERRACE | NO CHAIN | TWO BEDROOMS | POPULAR LOCATION | IDEAL FIRST PURCHASE |

The property on Church Street East, Waterhead comprises of a vestibule, lounge, kitchen diner, two bedrooms, bathroom & WC and landing. There is a forecourt and enclosed courtyard to the rear with two patio areas. Located close to local amenities and public transport.

## ACCOMMODATION

### GROUND FLOOR

#### VESTIBULE

#### LOUNGE

13'10" x 12'0" (4.23 x 3.68)



#### BEDROOM TWO

8'5" x 12'5" (2.58 x 3.79)



#### BATHROOM & WC

6'3" x 5'2" (1.92 x 1.59)



#### KITCHEN DINER

11'4" x 12'2" (3.47 x 3.72)



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

### FIRST FLOOR

#### BEDROOM ONE

12'0" x 11'10" (3.66 x 3.62)



Fitted robes.

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

#### LANDING

#### EXTERNALLY



Forecourt, enclosed courtyard to rear with 2 patio areas.

#### 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.

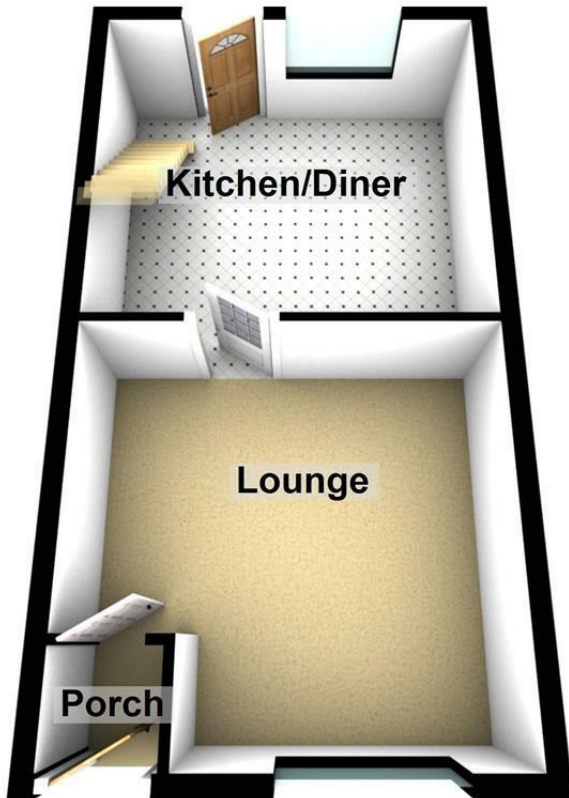
#### DISCLAIMER -

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

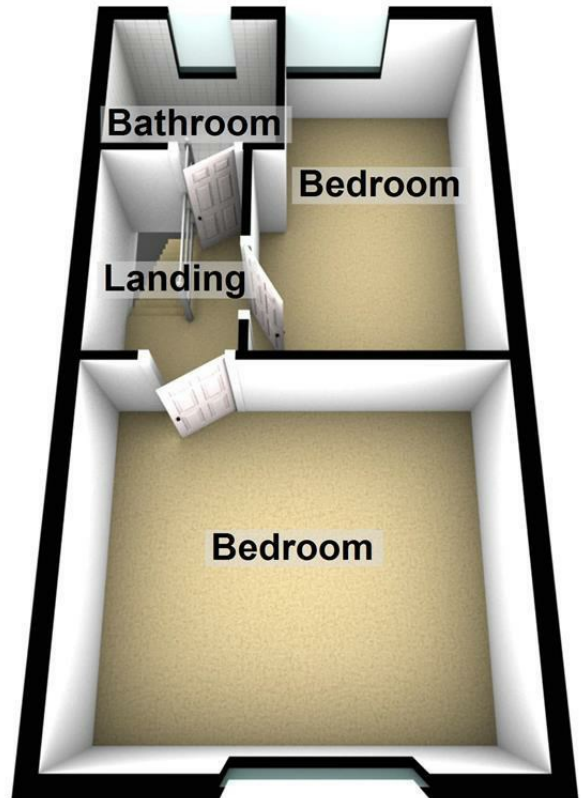
only and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the information provided and condition of the property and no warranty is given by the vendor, 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	