



**32 Springhead Avenue, Springhead, Oldham, OL4 5SP**  
**Offers In The Region Of £320,000**

THREE BEDROOMS | TWO LOUNGES | TWO BATH/SHOWER ROOMS | VIEWING ADVISED | CUL-DE-SAC |  
The property on Springhead Avenue enjoys an open aspect to rear and is ideal for a family. Well maintained throughout and comprising to the ground floor of an entrance hall, lounge, inner hall, dining room, kitchen, rear lounge, bedroom three and bathroom & WC. The first floor provides two bedrooms, shower room and a landing. To the outside is a front garden, driveway to the side providing off road parking for a number of cars and a detached garage. The rear garden is private with a patio and garden area. Within easy reach of local shops, bars and restaurants.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

6'5" x 8'2" (1.98 x 2.50)



#### DINING ROOM

11'1" x 10'0" (3.38 x 3.06)



#### KITCHEN

7'11" x 13'6" (2.43 x 4.12)



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

#### LOUNGE

10'6" x 16'7" (3.22 x 5.07)



#### REAR LOUNGE

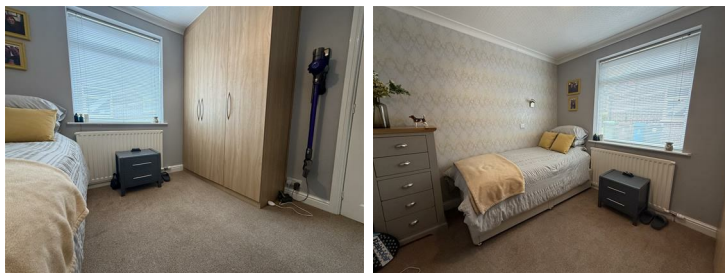
11'9" x 8'7" (3.59 x 2.62)



#### INNER HALL

#### BEDROOM THREE

8'7" x 9'7" (2.62 x 2.94)



#### FIRST FLOOR

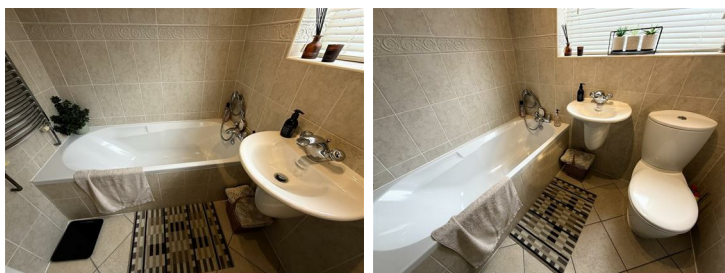
#### BEDROOM ONE

14'2" x 8'11" (4.33 x 2.74)



#### BATHROOM & WC

4'11" x 5'11" (1.52 x 1.81)



Three piece white suite, fully tiled.

**BEDROOM TWO**  
9'3" 9'6" (2.82 2.90)



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.



**SHOWER ROOM**  
5'11" x 4'11" (1.82 x 1.50)



Shower cubicle, two piece white suite.

**LANDING**

**EXTERNALLY**



Garden area at the front, side driveway providing off road parking for 4 cars leading to a detached garage. The rear garden is private, overlooking woodland behind and has a patio area and garden.

**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



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>	<b>68</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	