



7 The Rise, Springhead, Oldham, OL4 4NP
Offers Over £360,000

EXTENDED SEMI DETACHED | FOUR BEDROOMS | LARGE CONSERVATORY | VIEWING HIGHLY ADVISED |

The house on The Rise comprises of an entrance hall, lounge, kitchen diner, conservatory, utility room, ground floor WC, four bedrooms, the master with an en-suite, family bathroom and landing. There is a front garden, driveway, garage and large rear patio and garden area to rear. Located close to local amenities and public transport.

ACCOMMODATION

GROUND FLOOR

HALL



LOUNGE

11'7" x 13'11" (3.549 x 4.26)



KITCHEN DINER

17'8" x 8'7" (5.41 x 2.63)



A range of fitted units with integrated appliances.

CONSERVATORY

22'0" x 8'7" (6.73 x 2.62)



UTILITY ROOM

5'1" x 6'1" (1.57 x 1.86)



WC

FIRST FLOOR

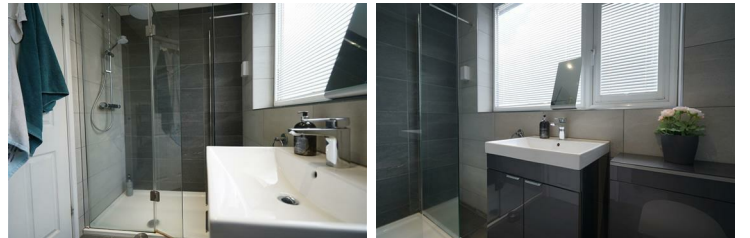
BEDROOM ONE

8'3" x 14'9" (2.54 x 4.52)



EN-SUITE

8'3" x 5'1" (2.54 x 1.55)



Walk in shower cubicle, two piece white suite.

BEDROOM TWO

9'8" x 13'10" (2.96 x 4.22)

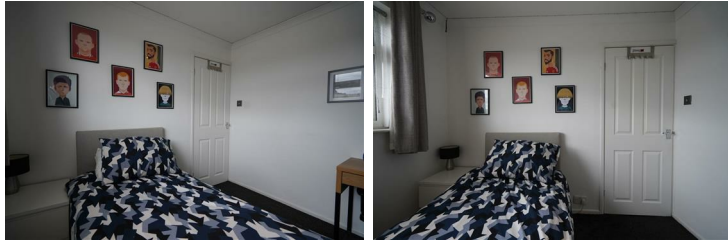


BEDROOM THREE

9'8" x 8'11" (2.96 x 2.73)

BEDROOM FOUR

7'3" x 9'11" (2.23 x 3.03)



BATHROOM & WC

7'8" x 5'10" (2.35 x 1.78)

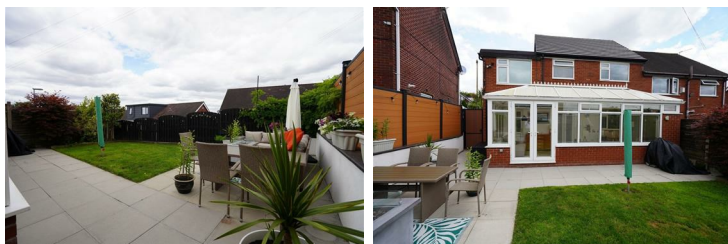


Three piece white suite.

LANDING



EXTERNALLY



Large patio area and garden.

SERVICES -

All main services are installed.

IMPORTANT NOTICE -

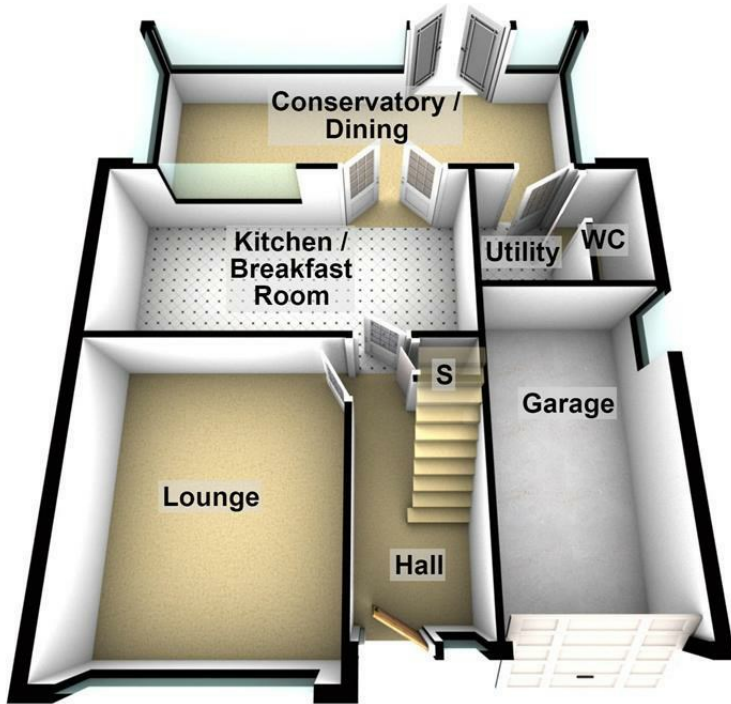
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

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 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		