



**9 Phoenix Street, Springhead, Oldham, OL4 4NF**  
**£155,000**

MID TERRACE | NEWLY REFURBISHED | LARGE FRONT GARDEN | IDEAL FIRST PURCHASE | NO CHAIN |  
The house on Phoenix Street comprises of a vestibule, lounge, kitchen diner, two bedrooms, bathroom & WC and landing.  
The outside reveals a large front garden and communal area to the rear. Located close to the Lees Village Centre which  
provides a range of local shops, bars and restaurants.

## ACCOMMODATION

### GROUND FLOOR

#### VESTIBULE

#### LOUNGE

13'3" x 14'6" (4.04 x 4.42)



#### KITCHEN

13'3" x 8'4" (4.04 x 2.56)



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

### FIRST FLOOR

#### BEDROOM ONE

13'3" x 12'2" (4.04 x 3.72)



To the front.

#### BEDROOM TWO

8'3" x 5'7" (2.54 x 1.71)



To rear.

#### BATHROOM & WC

4'10" x 8'2" (1.48 x 2.50)



Three piece white suite, shower over the bath and shower screen.

### LANDING

### EXTERNALLY



Large front garden, communal area to the rear.

### SERVICES -

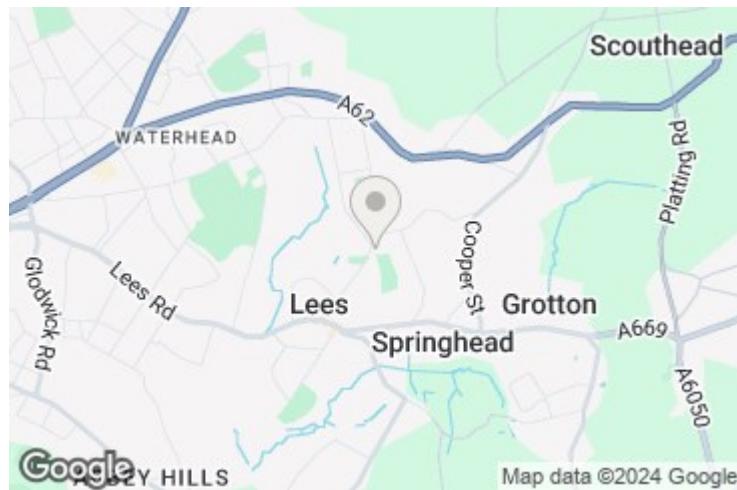
All main services are installed.

**IMPORTANT NOTICE -**

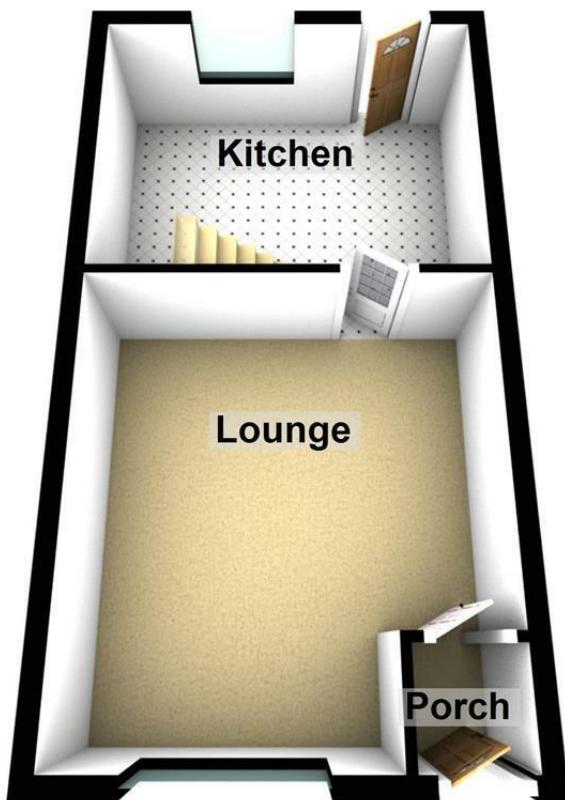
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

**DISCLAIMER -**

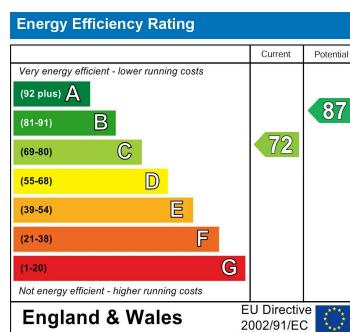
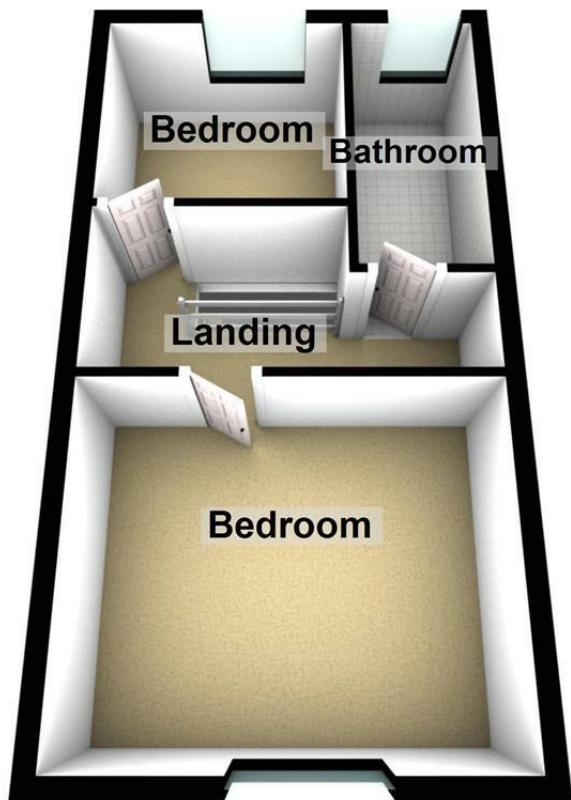
Wild & Griffiths themselves and the vendors/lessors of this property give notice that these particulars have been prepared in good faith having regard to the property misdescriptions act (1991). Measurements are intended for descriptive purposes only and are believed to be correct but any intending purchasers 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



90 High Street, Lees, Oldham, OL4 5AA

T: 0161 626 3471

E: [info@wildandgriffiths.co.uk](mailto:info@wildandgriffiths.co.uk)

[www.wildandgriffiths.co.uk](http://www.wildandgriffiths.co.uk)

**wild & griffiths**  
residential solutions