



15 Fleet Street, Clarksfield, Oldham, OL4 1NH

£130,000

END TERRACE | TWO RECEPTION ROOMS | THREE BEDROOMS | NO CHAIN | FURTHER POTENTIAL |

The house on Fleet Street comprises of an entrance hall, lounge, rear lounge, kitchen, three bedrooms, bathroom & WC and landing. The outside reveals a forecourt, garage attached to the side of the house and a rear garden. Potential to extend and viewing recommended. Close to local amenities and public transport.

ACCOMMODATION

GROUND FLOOR

HALL

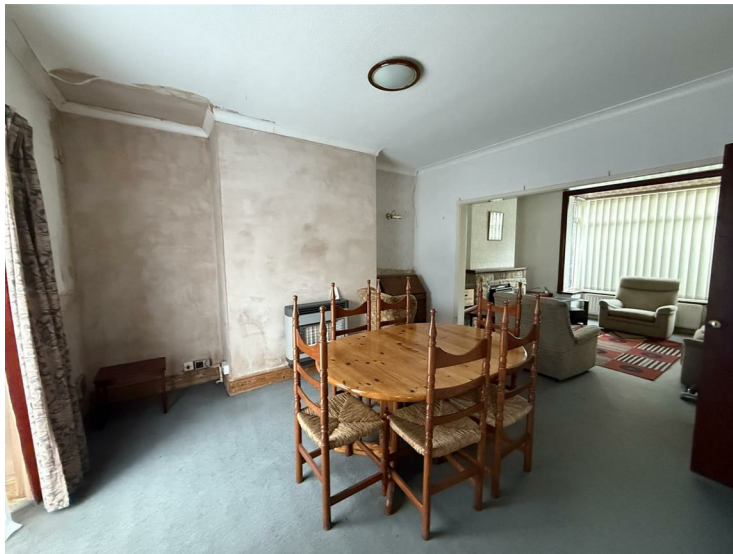
LOUNGE

13'10 x 10 (4.22m x 3.05m)



REAR LOUNGE

12 x 13 (3.66m x 3.96m)



KITCHEN

7'5 x 9'10 (2.26m x 3.00m)



Single drainer, stainless steel, sink unit. A range of wall and base units.

FIRST FLOOR

BEDROOM ONE

11'10 x 13'1 (3.61m x 3.99m)



BEDROOM TWO

12 x 9'10 (3.66m x 3.00m)



BATHROOM & WC

7'5 x 7'5 (2.26m x 2.26m)



BEDROOM THREE

7'5 x 7 (2.26m x 2.13m)



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

LANDING

EXTERNALLY

Forecourt, attached garage on the side, rear garden area.

SERVICES -

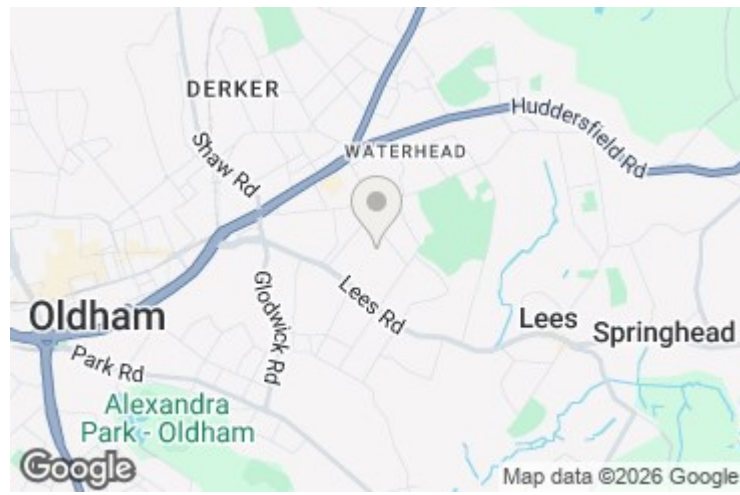
All main services are installed.

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.



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