



30 Den Lane, Springhead, Oldham, OL4 4NN
£220,000

A split level, semi detached, dormer bungalow located in a quiet and popular position. Offered for sale with NO CHAIN & VIEWING RECOMMENDED. Comprising of an entrance hall, lounge and kitchen to the ground floor. The first floor provides bedroom two with access to the garage and a landing. The second floor has bedroom one, shower room and landing. The outside offers a front garden area, side passageway and rear garden, drive and access to the integral garage. Located close to local amenities and public transport.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

LOUNGE

10'8 x 20'3 (3.25m x 6.17m)



KITCHEN

8'7 x 13'5 (2.62m x 4.09m)



Single drainer, one and a half bowl, polycarbonate sink unit. Gas hob, electric oven, grill and extractor. A range of wall and base units with worktops.

FIRST FLOOR

BEDROOM TWO

11 x 10'3 (3.35m x 3.12m)



LANDING

SECOND FLOOR

BEDROOM ONE

10'8 x 12 (3.25m x 3.66m)



SHOWER ROOM

8'5 x 5'7 (2.57m x 1.70m)



Large shower cubicle, two piece white suite, fully clad walls.

LANDING

EXTERNALLY



Front garden, side passageway leading to the rear garden, driveway and integral garage.

SERVICES -

All main services are installed.

IMPORTANT NOTICE -

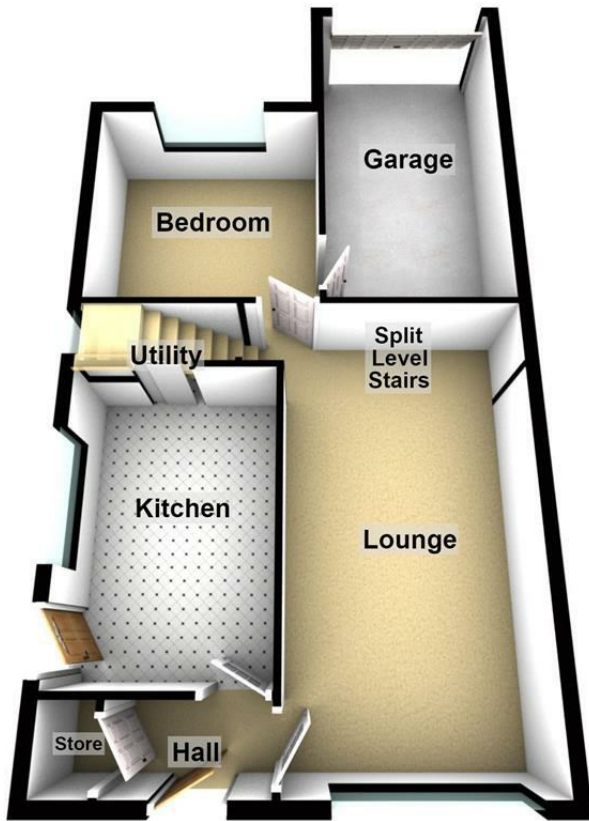
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

DISCLAIMER -

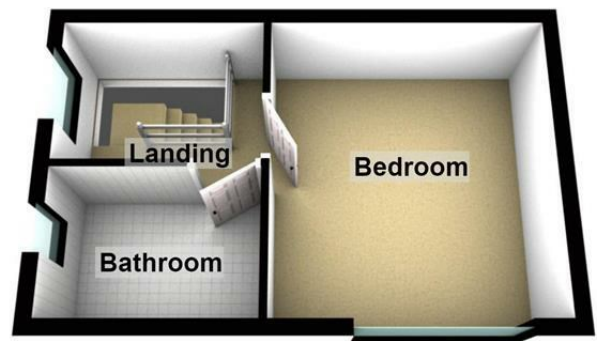
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Ground Floor



First Floor



Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		