



1 Station Street, Springhead, Oldham, OL4 4PQ
Offers Over £300,000

STONE PROPERTY | FOUR STOREY | FIVE BEDROOMS | TWO BATHROOMS | VIEWING ESSENTIAL |

The house on Station Street comprises of a hall, lounge, kitchen diner, rear lobby, shower room, cellar room, three first floor bedrooms, bathroom & WC, landing with staircase access to the second floor with two further bedrooms. The outside provides a forecourt and courtyard to rear with a covered patio area, further patio and double gate access at the side. Located close to the Lees Village Centre which provides a range of local shops, bars and restaurants.

ACCOMMODATION

GROUND FLOOR

HALL



LOUNGE

14 x 13'1 (4.27m x 3.99m)



Multi fuel stove.

KITCHEN DINER

13'10 x 14'2 (4.22m x 4.32m)



One and half bowl sink unit. Aga cooker. Fitted wall and base units with worktops.

REAR LOBBY

SHOWER ROOM

3'10 x 7'9 (1.17m x 2.36m)



Shower cubicle, two piece white suite.

BASEMENT ROM

13'6 x 15'9 (4.11m x 4.80m)

FIRST FLOOR

BEDROOM

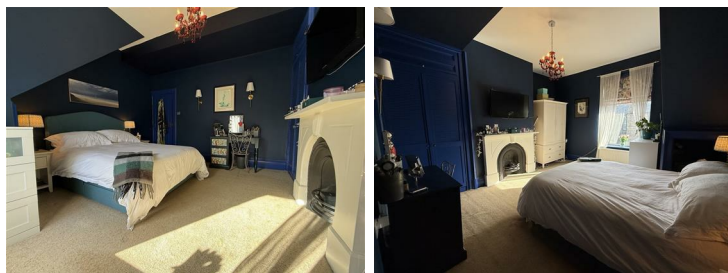
13 x 12'2 (3.96m x 3.71m)



To rear.

BEDROOM

12'9 x 10'4 (3.89m x 3.15m)



To the front.

BEDROOM

7'1 x 9'10 (2.16m x 3.00m)

To the front.

BATHROOM & WC

5'8 x 7'9 (1.73m x 2.36m)



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

LANDING

SECOND FLOOR

BEDROOM

14'5 x 13'2 (4.39m x 4.01m)



To the front.

BEDROOM

13'7 x 11'2 (4.14m x 3.40m)



To rear.

EXTERNALLY



Forecourt garden, rear courtyard with a covered patio area, further patio and double gate access at the side.

SERVICES -

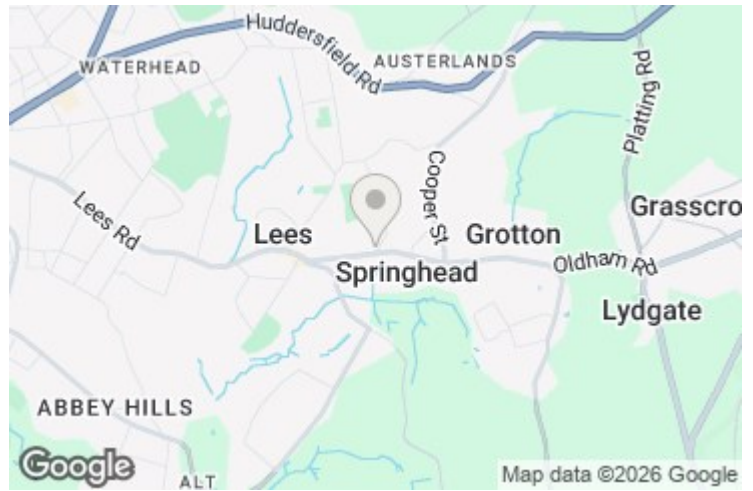
All main services are installed.

IMPORTANT NOTICE -

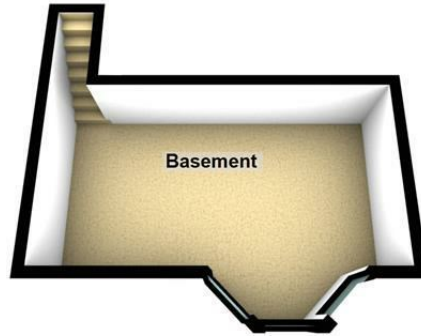
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

DISCLAIMER -

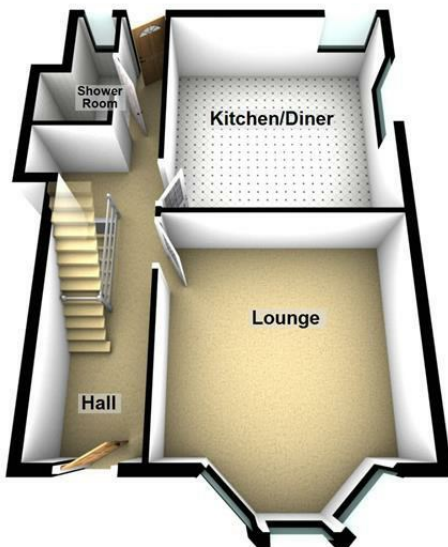
Wild & Griffiths themselves and the vendors/lessors of this property give notice that these particulars have been prepared in good faith having regard to the property misdescriptions act (1991). Measurements are intended for descriptive purposes only and are believed to be correct but any intending purchasers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



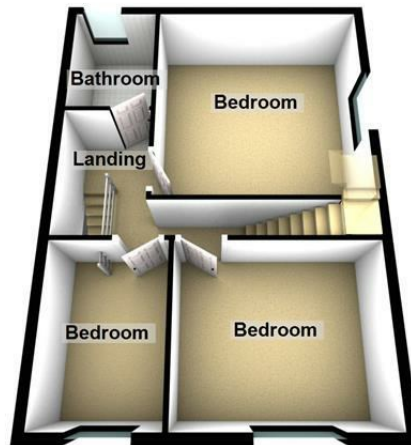
Basement



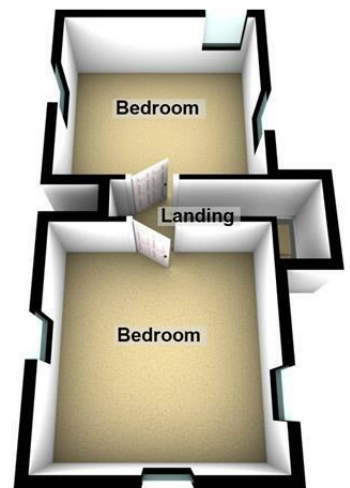
Ground Floor



First Floor



Second 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	59	77
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	