



12 Bridge Street, Springhead, Oldham, OL4 4PE
£175,000

A semi detached true bungalow on a good size plot, situated in a popular position in Springhead. In need of modernisation and offering considerable potential. NO CHAIN AND VIEWING HIGHLY RECOMMENDED. Comprising hall, lounge, inner hall, kitchen, two bedrooms and shower room. Gardens to front and rear and a long side driveway.

ACCOMMODATION

HALL

LOUNGE

10'8" x 15'6" (3.26 x 4.73)



INNER HALL

KITCHEN

8'6" x 8'0" (2.61 x 2.44)



Single drainer, stainless steel, sink unit. A range of wall and base units with worktops and splash back tiling.

BEDROOM ONE

10'9" x 12'0" (3.28 x 3.68)



To the rear.

BEDROOM TWO

8'7" x 8'6" (2.62 x 2.61)



To the rear.

SHOWER ROOM

5'0" x 6'4" (1.54 x 1.94)



Shower cubicle, two piece white suite, fully tiled walls.

EXTERNALLY



Garden area at the front, driveway to the side and a large rear garden.

SERVICES -

All main services are installed.

IMPORTANT NOTICE -

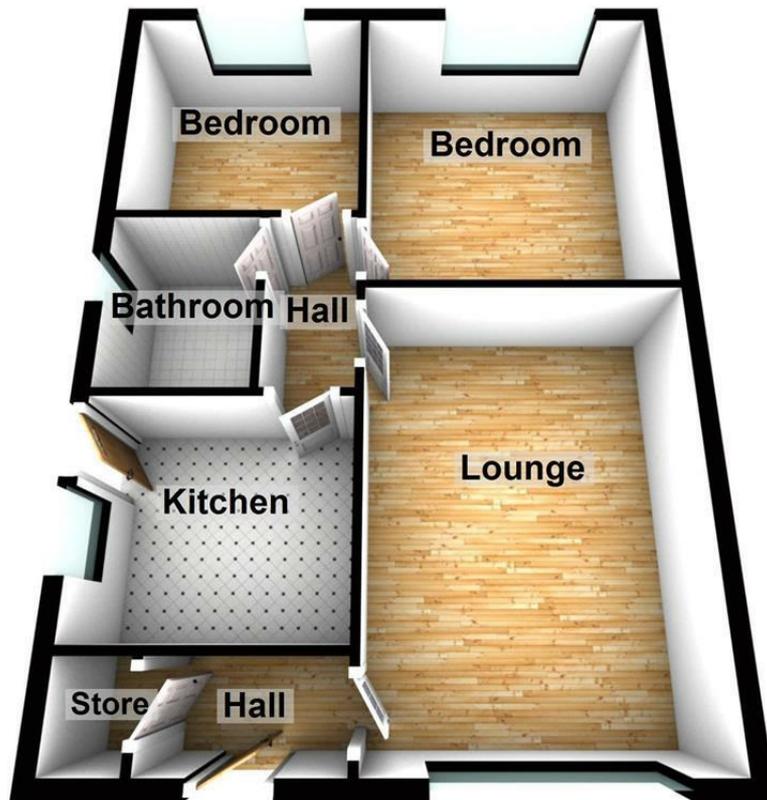
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	