



**30 Brookside Avenue, Grotton, Oldham, OL4 4LJ**  
**Offers Over £200,000**

LOOKING FOR A PROJECT, LOOK NO FURTHER THAN THIS SEMI DETACHED BUNGALOW IN GROTTON. The semi detached dormer bungalow on Brookside Avenue is offered for sale with NO CHAIN and offers considerable potential to improve and provide an excellent family home. The ground floor comprises of a hall, lounge, dining room, kitchen, bedroom three, and separate bathroom & WC. To the first floor there are two further bedrooms. The outside provides for overgrown garden areas to front and rear and rear driveway and a garage. Located close to local shops and public transport in Grotton.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HAL

L-shaped

#### LOUNGE

10'5 x 16'4 (3.18m x 4.98m)



#### DINING ROOM

11'4 x 10 (3.45m x 3.05m)

#### KITCHEN

8'5 x 15'4 (2.57m x 4.67m)



Sink unit and a basic range of units.

#### BEDROOM THREE

9'5 x 9'10 (2.87m x 3.00m)

#### SEPARATE WC

2'6 x 5'7 (0.76m x 1.70m)



WC

#### BATHROOM

5'7 x 4'8 (1.70m x 1.42m)



Two piece suite, tiling.

### FIRST FLOOR

## BEDROOM ONE

8'7 x 13 (2.62m x 3.96m)



## BEDROOM TWO

8'6 x 9'2 (2.59m x 2.79m)



## EXTERNALLY



Gardens to front and rear and a rear driveway and garage.

## SERVICES -

All main services are installed.

## IMPORTANT NOTICE -

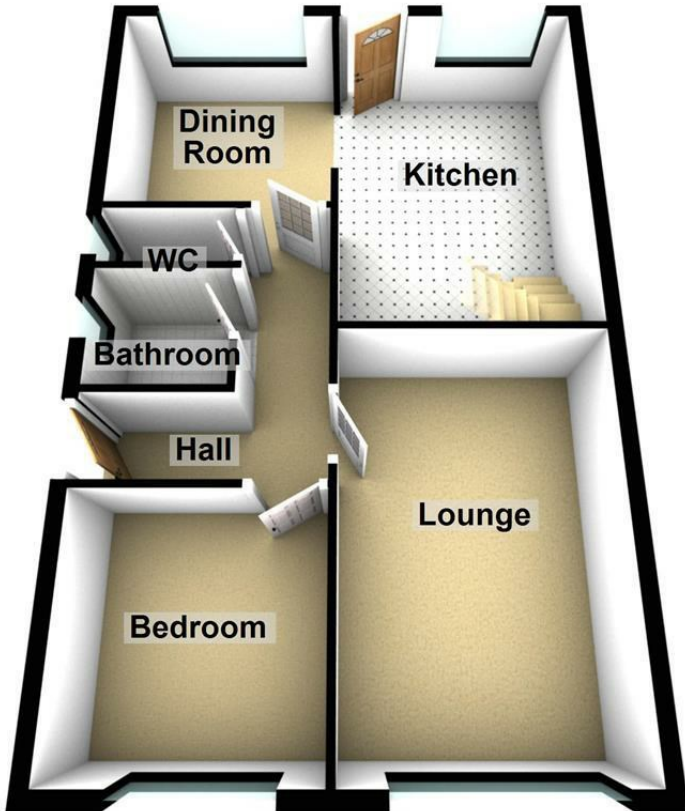
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

## DISCLAIMER -

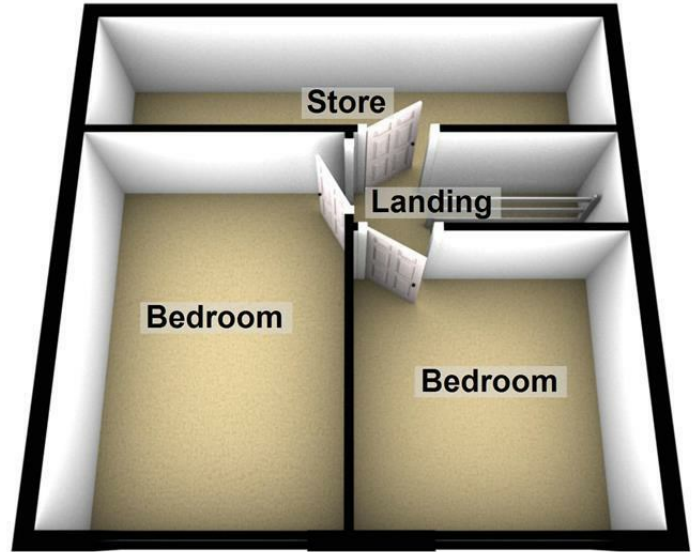
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### Ground Floor



### First Floor



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

62	78
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