



**11 Crossbank Avenue, Springhead, Oldham, OL4 4SB**  
**£269,950**

EXTENDED SEMI | THREE BEDROOMS | CORNER PLOT | GREAT FAMILY HOME | VIEWING ADVISED |

The semi detached house on Crossbank Avenue comprises of a porch, hall, lounge, dining area, kitchen, rear lounge, three bedrooms, bathroom & WC and landing. On a corner plot with gardens to three sides, rear driveway and garage. Located close to the Lees Village Centre which provides a range of local shops, bars and restaurants.

## ACCOMMODATION

### GROUND FLOOR

#### PORCH

#### HALL

#### LOUNGE

13'2 x 11'5 (4.01m x 3.48m)



#### DINING ROOM

7'10 x 9 (2.39m x 2.74m)



#### KITCHEN

8 x 9 (2.44m x 2.74m)



Single drainer, one and a half bowl, polycarbonate, sink unit. Cooker extractor. A range of wall and base units with worktops and tiling.

#### REAR LOUNGE

11 x 8'8 (3.35m x 2.64m)



## FIRST FLOOR

### BEDROOM ONE

9'6 x 11'5 (2.90m x 3.48m)



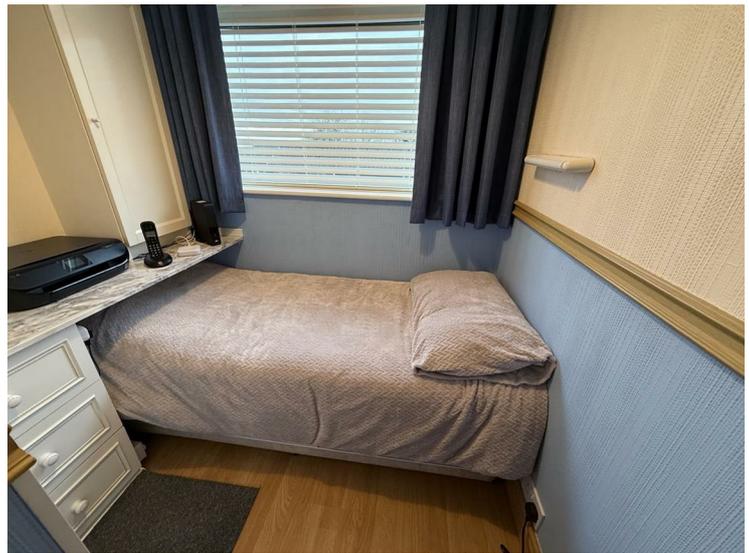
### BEDROOM TWO

9'7 x 9'2 (2.92m x 2.79m)



### BEDROOM THREE

6'6 x 7'7 (1.98m x 2.31m)



### BATHROOM & WC

6'7 x 7'7 (2.01m x 2.31m)



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

## LANDING

## EXTERNALLY



Garden areas to three sides. There are patio areas, artificial grass, a rear driveway and garage.

## SERVICES -

All main services are installed.

## IMPORTANT NOTICE -

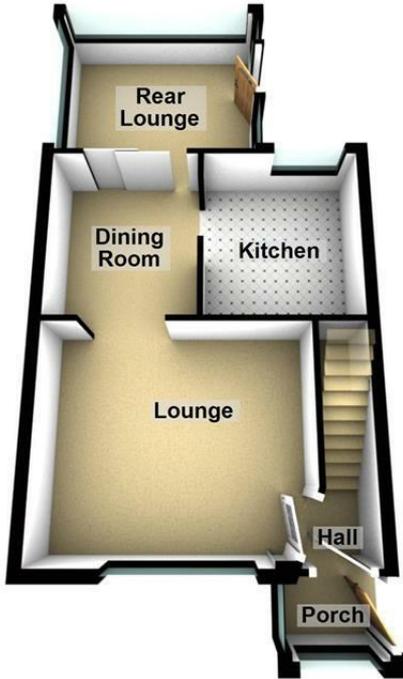
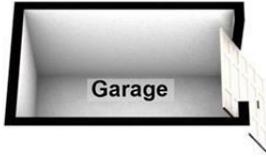
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

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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>	63	80
(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	