



**11 Surrey Avenue, Shaw, Oldham, OL2 7DN**  
**Reduced To £230,000**

An extended, semi detached bungalow with NO ONWARD CHAIN. Viewing comes highly recommended. Comprising, porch, hall, cloaks & WC, shower room, lounge, kitchen, side vestibule, dining room, conservatory and bedroom one. The first floor offers two further bedrooms. The outside reveals a patioed front garden, driveway at the side leading to the garage and a rear garden with a patio area and artificial grass.

**ACCOMMODATION**

**GROUND FLOOR**

**PORCH**

**HALL**



Stairs to the first floor.

**CLOAKS & WC**

4'1" x 3'11" (1.26 x 1.21)



Two piece white suite, splash back tiling.

**SHOWER ROOM**

5'10" x 5'10" (1.78m x 1.78m)



Shower cubicle, two piece white suite, tiling.

**LOUNGE**

12'0" x 13'0" (3.66 x 3.97)



**KITCHEN**

9'10" x 10'2" (3.01 x 3.10)



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

**SIDE PORCH**

**DINING ROOM**

15'8" x 7'10" (4.79 x 2.41)



**BEDROOM ONE**

11'9" x 9'8" (3.60 x 2.95)



**CONSERVATORY**

11'8" x 5'6" (3.56 x 1.70)



**FIRST FLOOR**

**BEDROOM TWO**

10'2" x 11'6" (3.10 x 3.53)



To rear.

### BEDROOM THREE

6'11" x 11'8" (2.11 x 3.57)



To rear.

### EXTERNALLY



Patio area at the front, driveway at the side leading to the garage. The rear garden has a patio area and artificial grass.

### 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.

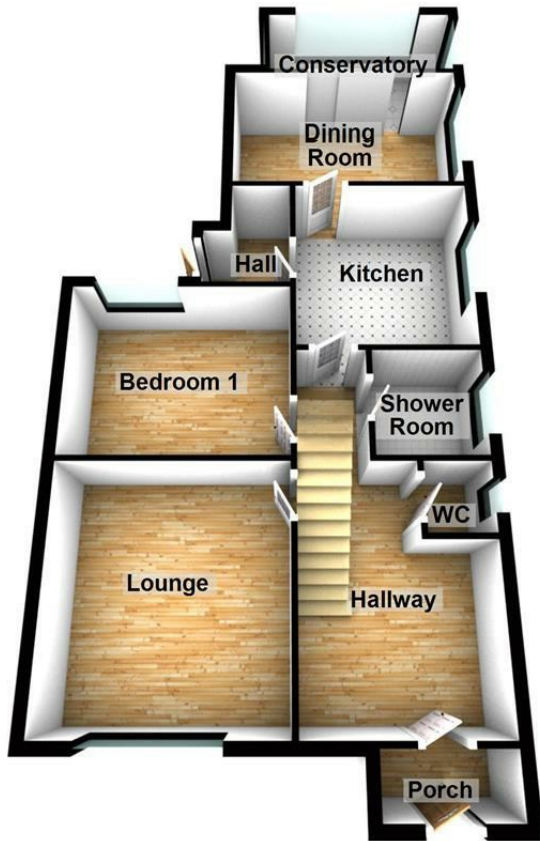
### DISCLAIMER -

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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**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	