



14 Newbreak Close, Greenacres, Oldham, OL4 2ET
£120,000

CASH OFFERS PREFERRED | THREE BEDROOMS | NO CHAIN | REFURBISHMENT NEEDED |

The house on Newbreak Close is sold as seen. The gardens are completely overgrown. Briefly comprising of a ground floor entrance hall and kitchen. The lower ground floor provides the lounge. The first floor has bedroom two & three, and the second floor has bedroom one and the bathroom. There are garden areas to front and rear and a garage at the front.

ACCOMMODATION

GROUND FLOOR

HALL

KITCHEN

8 x 13'5 (2.44m x 4.09m)

Basic range of units.

LOWER GROUND FLOOR

LOUNGE

14'7 x 11'5 (4.45m x 3.48m)



FIRST FLOOR

BEDROOM TWO

8'4 x 11'6 (2.54m x 3.51m)



BEDROOM THREE

5'7 x 8'4 (1.70m x 2.54m)

SECOND FLOOR

BEDROOM ONE

8'2 x 13'6 (2.49m x 4.11m)



BATHROOM & WC

5'7 x 6 (1.70m x 1.83m)

Three piece suite.

EXTERNALLY

Garden areas to front and rear. There is a garage at the front.

SERVICES -

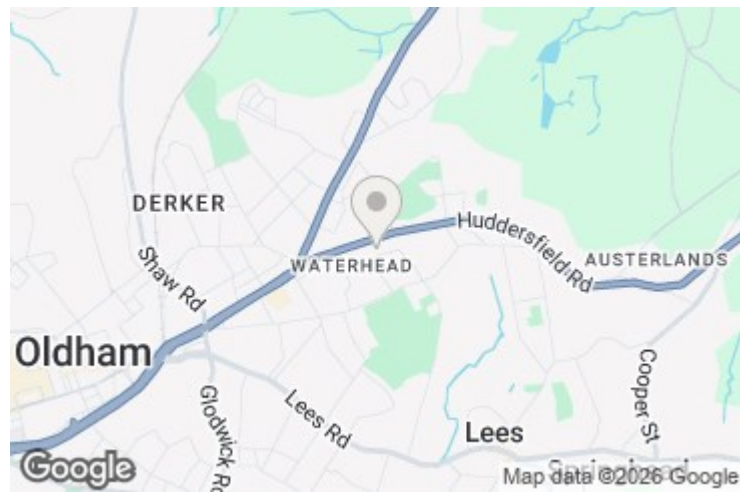
All main services are installed.

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.



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