



107 Heywood Lane, Austerlands, Oldham, OL4 4BB
£1,050 Per Calendar Month

THREE STOREY | LARGE THROUGH LOUNGE | KITCHEN DINER | TWO BEDROOMS | TWO BATH/SHOWER ROOMS | LARGE DECKED REAR COURT | The house on Heywood Lane comprises on the ground floor of an entrance porch and a large through lounge. The lower ground floor has a hall, bathroom & WC and a kitchen diner. The first floor offers two bedrooms, the master with an en-suite shower room and landing There is a large decked rear court.

BOND £1050.00

HOLDING FEE - ONE WEEKS RENT £242.00

We are members of Client Money Protect- Membership Number CMP 002564

This office is part of an independent Redress Scheme with The Property Ombudsman

ACCOMMODATION

GROUND FLOOR

PORCH

THROUGH LOUNGE

13'6 x 19'7 (4.11m x 5.97m)



LOWER GROUND FLOOR

HALL

KITCHEN DINER

13'3 x 14'3 (4.04m x 4.34m)



Single drainer, stainless steel, sink unit. Cooker and extractor. A range of wall and base units with worktops and splash back. Bifold doors.

BATHROOM & WC

5'7 x 5'3 (1.70m x 1.60m)



Three piece white suite, shower over the bath.

FIRST FLOOR

BEDROOM ONE

9'9 x 10'7 (2.97m x 3.23m)



To the rear.

EN-SUITE SHOWER ROOM

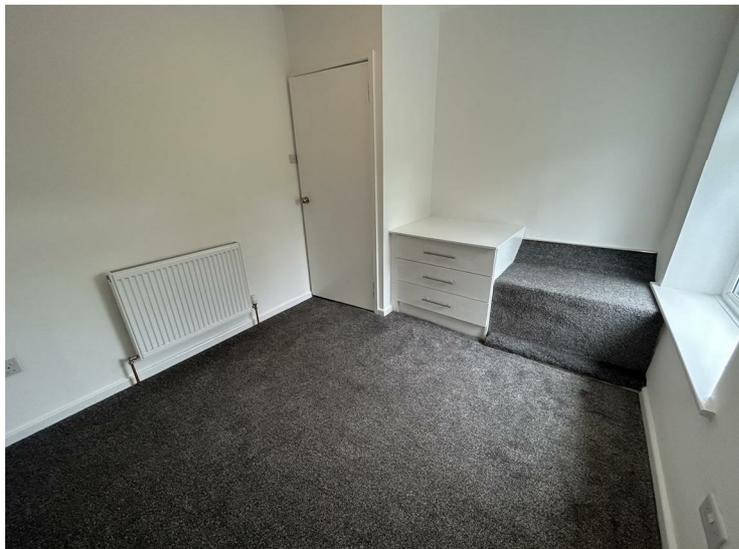
2'7 x 7'7 (0.79m x 2.31m)



Shower cubicle, two piece white suite.

BEDROOM TWO

10'1 8"4 (3.07m 2.54m)



To the front.

EXTERNALLY



Large decked courtyard to rear.

SERVICES -

All main services are installed.

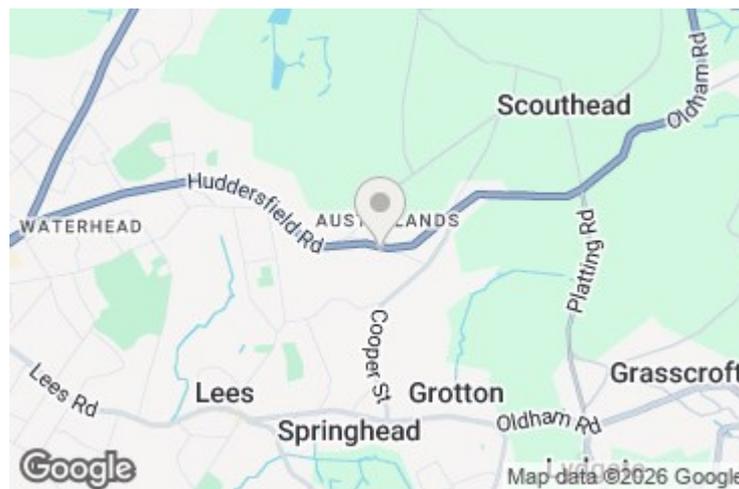
IMPORTANT NOTICE -

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.

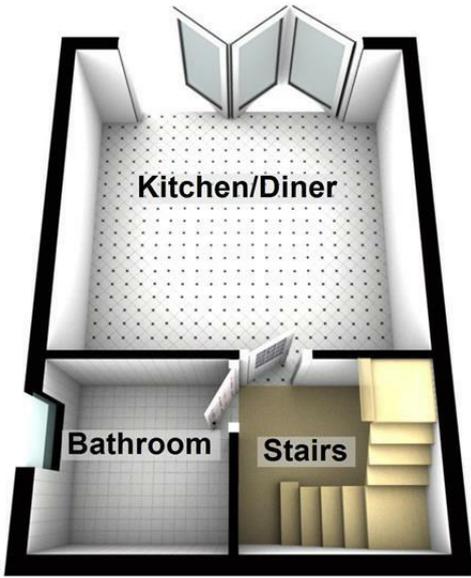
DISCLAIMER -

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

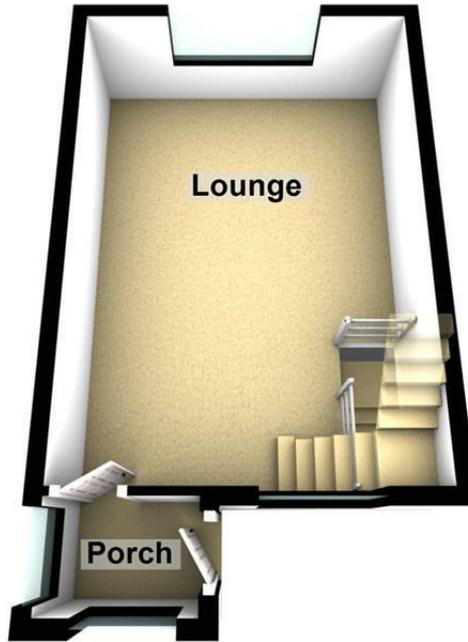
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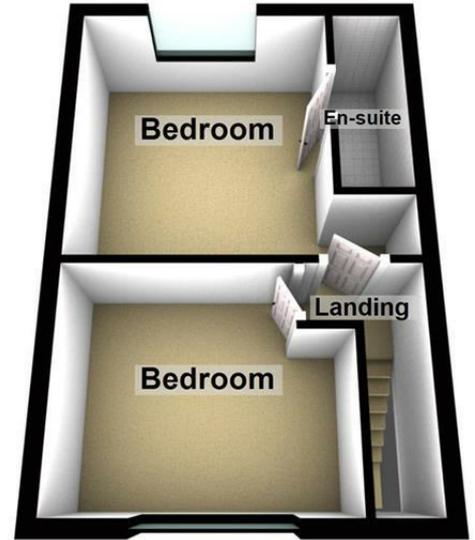
Lower Ground Floor



Ground Floor



First Floor



| Energy Efficiency Rating | | Current | Potential |
|--|-------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | 88 |
| (69-80) C | | | |
| (55-68) D | | 63 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | EU Directive 2002/91/EC | | |