



49 Top Street, Greenacres, Oldham, OL4 2DR
£189,000

SEMI DETACHED HOUSE | THREE BEDROOMS | GARDENS & GARAGE | NO CHAIN | VIEWING ADVISED |
The house on Top Street comprises of a hall, through lounge, conservatory, kitchen, three bedrooms, bathroom & WC and landing. There are garden areas to front and rear and a side driveway and garage. Situated close to shops and public transport.

ACCOMMODATION

GROUND FLOOR

HALL

THROUGH LOUNGE

10'11" x 21'4" (3.33 x 6.51)



CONSERVATORY

8'0" x 9'4" (2.44 x 2.86)

KITCHEN

7'8" x 10'3" (2.35 x 3.14)



Single drainer, stainless steel, sink unit. A range of wall and base units.

FIRST FLOOR

BEDROOM ONE

11'7" x 10'11" (3.54 x 3.34)



BEDROOM TWO

9'6" x 10'11" (2.91 x 3.34)



BEDROOM THREE

5'9" x 7'10" (1.77 x 2.39)



BATHROOM & WC

7'10" x 6'6" (2.39 x 2.00)



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

LANDING

EXTERNALLY



Garden areas to front and rear, side driveway and garage.

SERVICES -

All main services are installed.

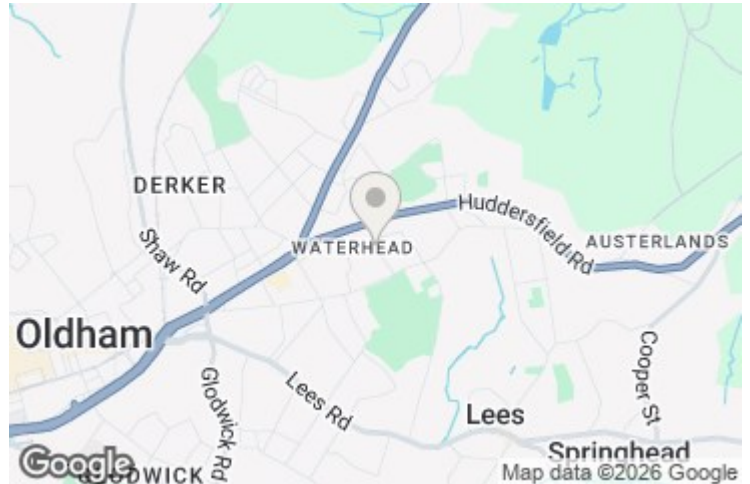
IMPORTANT NOTICE -

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.

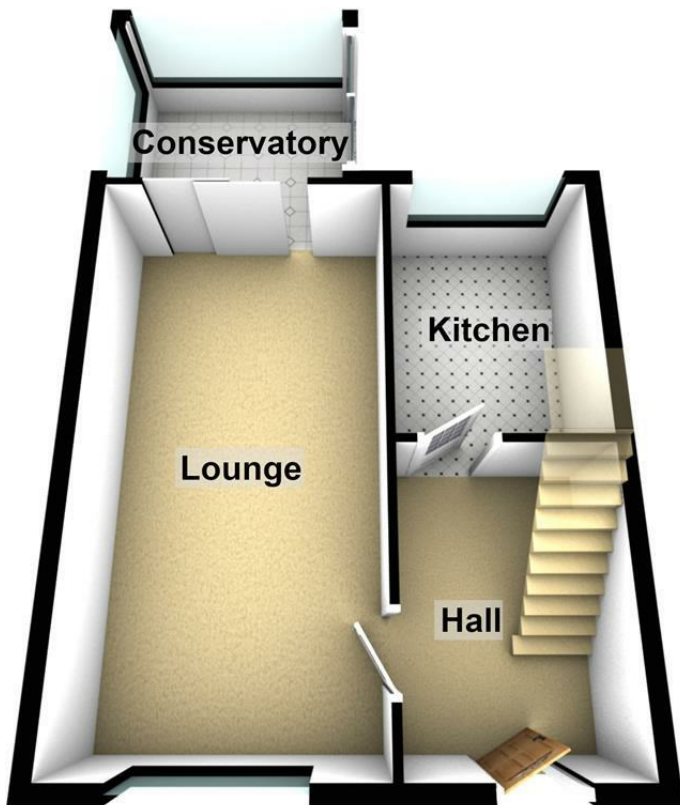
DISCLAIMER -

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

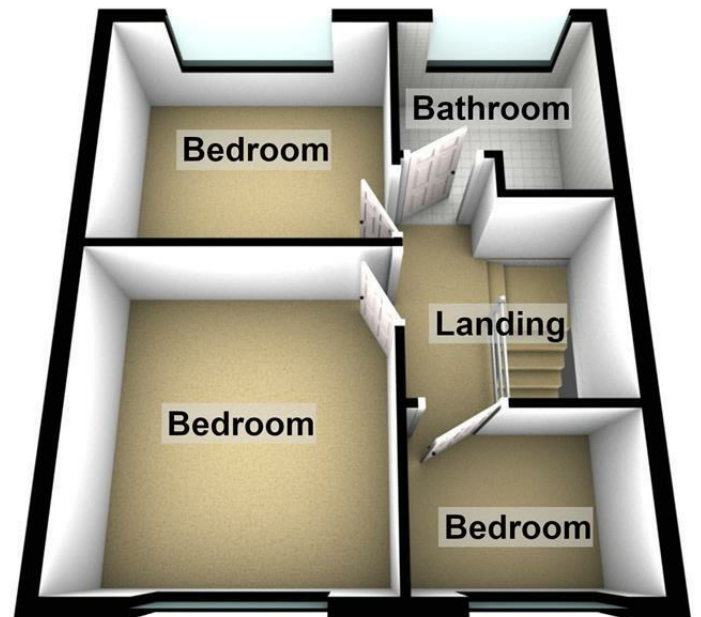
provided and condition of the property and no warranty is given by the vendor, their agents or any other person in their employment. The property is offered subject to contract and still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	66	79
	EU Directive 2002/91/EC 	