



99 Herbert Street, Watersheddings, Oldham, OL4 2QX
£179,950

MODERN MID TERRACE | THREE BEDROOMS | NEW KITCHEN | FREEHOLD | VIEWING ADVISED |

The house on Herbert Street comprises of a hall, lounge, kitchen diner, three bedrooms, bathroom & WC and landing. There is a patioed rear garden. Located close to Waterhead Park, local shops and the Metro Link.

ACCOMMODATION

GROUND FLOOR

HALL

LOUNGE

12'10 x 12'10 (3.91m x 3.91m)



KITCHEN DINER

15'10 x 9'2 (4.83m x 2.79m)



Single drainer, stainless steel, sink unit. Gas hob, electric oven and extractor. A range of wall and base units with worktops.

FIRST FLOOR

BEDROOM ONE

9'2 x 11'9 (2.79m x 3.58m)



BEDROOM TWO

7'10 x 10'5 (2.39m x 3.18m)



BEDROOM THREE

7'8 x 7 (2.34m x 2.13m)



BATHROOM & WC

6'4 x 6'4 (1.93m x 1.93m)



Three piece white suite, shower over the bath, tiling.

EXTERNALLY



Patioed garden area 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.

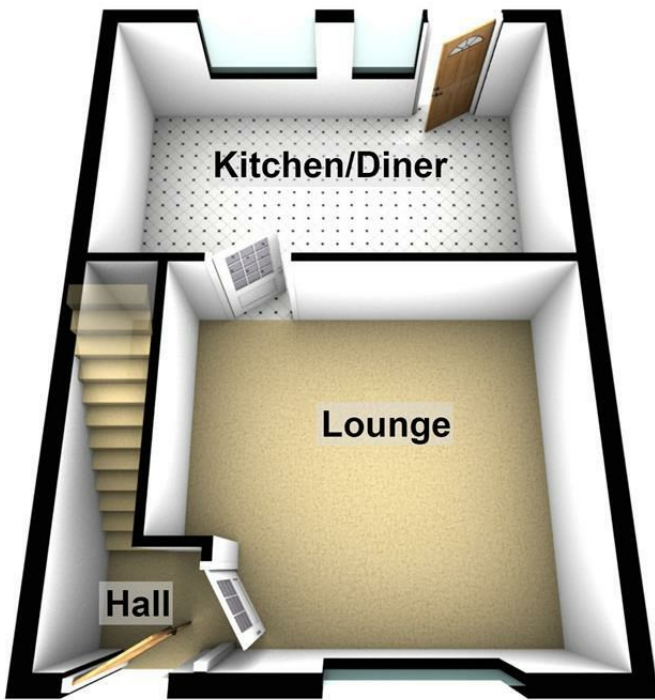
DISCLAIMER -

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

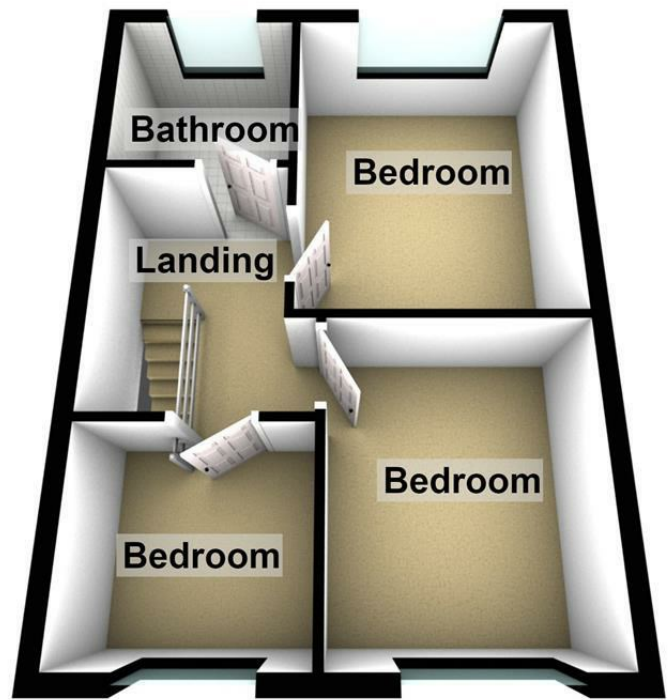
by the vendor, their agents or any other person in their employment. The property is offered subject to contract and still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing.



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	70	85
	EU Directive 2002/91/EC 	