45 Werneth Hall Road, Coppice, Oldham, OL8 4BB
Offers In The Region Of £137,500

Wild & Griffiths are delighted to bring to the market, this very well maintained and spacious, elevated mid terraced house which is very well presented throughout and offers accommodation over three floors. There are two large reception rooms, a luxury fitted kitchen, two double bedrooms on the first floor and a large attic bedroom. In brief the house comprises vestibule, hall, lounge, rear lounge, kitchen, lean to double glazed wash room, two first floor bedrooms, bathroom & W.C and large attic bedroom. Gas central heating is installed and windows are double glazed. There is a small forecourt and enclosed courtyard to rear. The property is situated in the heart of the Coppice within easy reach of local amenities with the Oldham town centre and Metro Link a short car journey away. Viewing is strongly advised.
ACCOMMODATION

GROUND FLOOR

VESTIBULE
Composite entrance door.

HALL
Stairs to first floor.

LOUNGE
12'2 by 13.9 (3.71m by 3.96m)
Original fire surround with an insert gas fire.

REAR LOUNGE
13'2 by 15'2 (4.01m by 4.62m)
Original fire surround with an insert gas fire.

KITCHEN
10'10 by 8'7 (3.30m by 2.62m)
Single bowl sink unit, Rayburn cooker, gas induction hob and double oven, range of fitted wall and base units in cream with black Granite worktops and splash back. stone tiled floor.

WASH ROOM
7'9 by 6'3 (2.36m by 1.91m)
Plumbing for automatic washing machine.

FIRST FLOOR
BEDROOM ONE
16'7 by 13'9 (5.05m by 4.19m)
To front, recessed robes.

BEDROOM TWO
11'2 by 15'4 (3.40m by 4.67m)
To rear.

BATHROOM & W.C
8'10 by 11 (2.69m by 3.35m)
Three piece suite, tiling.

LANDING
Stairs to the second floor.

SECOND FLOOR
ATTIC BEDROOM
15'4 by 18' (4.67m by 5.49m)
Velux window.

EXTERNALLY
Small forecourt and enclosed 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 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.