



40 Fraser Street, Shaw, Oldham, OL2 7SD
Offers In The Region Of £149,950

VIRTUAL VIEWING !! FULLY REFURBISHED !! TWO RECEPTION ROOMS !! NEW FITTED KITCHEN !! THREE BEDROOMS !! NEW BATHROOM !! NO CHAIN !!

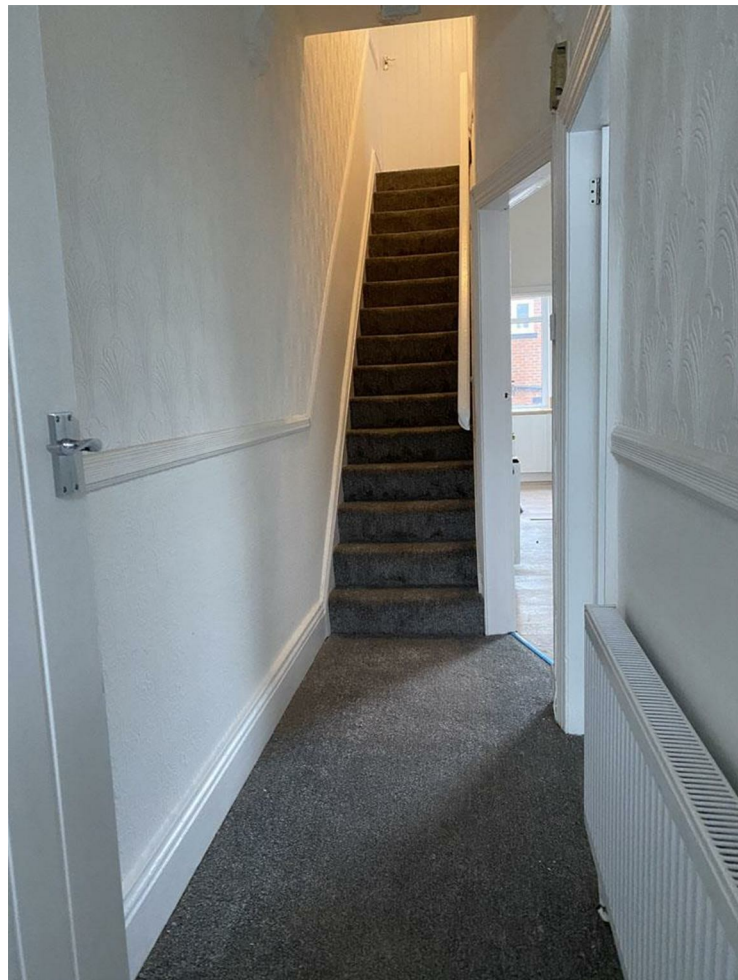
The property located at Fraser Street is a fully refurbished, superior bay windowed terraced house with the benefit of two generous reception rooms, new fitted kitchen, three bedrooms & new bathroom suite. The property has been decorated throughout and has new carpets. There is full gas central heating and double glazing. Enjoying the benefit of a forecourt and enclosed yard to rear. Would suit the requirements of a young family or first time buyer with viewing advised. Conveniently situated close to Rochdale Road which provides easy access to the Shaw Town Centre, local shops, bars & restaurants.

ACCOMMODATION

GROUND FLOOR

VESTIBULE

HALL



Stairs to first floor.

LOUNGE

11'9" by 12'4" (3.59 by 3.78)



Arch in to the rear lounge.

REAR LOUNGE

12'8" by 13'5" (3.87 by 4.10)



KITCHEN

9'6" by 8'0" (2.91 by 2.45)



Sink unit, oven, hob, microwave, white gloss wall and base units with oak worktops and splash back, cupboard under stairs.

FIRST FLOOR

BEDROOM ONE

10'5" by 13'5" (3.20 by 4.09)



In the middle.

BEDROOM TWO

9'10" by 12'10" (3.00 by 3.92)



To front.

BEDROOM THREE

5'5" by 9'10" (1.67 by 3.00)



To front.

BATHROOM & W.C

8'0" by 9'8" (2.46 by 2.95)



Three piece white suite, mixer shower, splash back tiling, cupboard housing the combination gas central heating boiler.

LANDING



Loft access.

EXTERNALLY

Forecourt and enclosed courtyard to rear.

SERVICES -

All main services are installed.

IMPORTANT NOTICE -

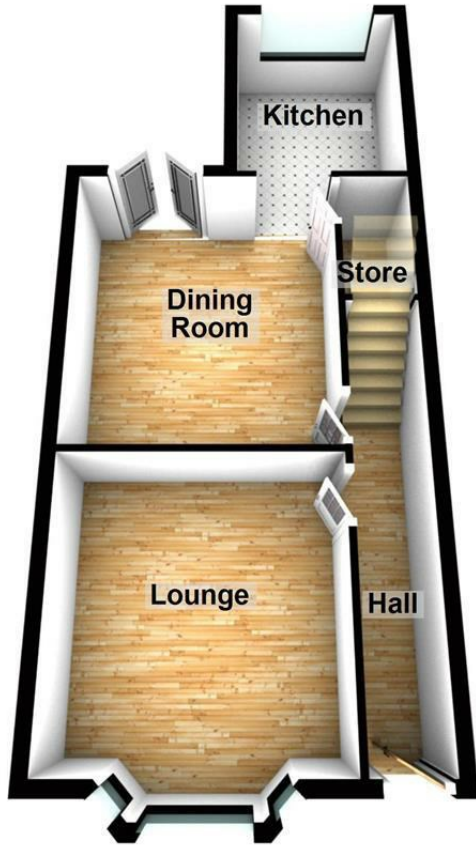
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

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.



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	