



4 Top Street
Greenacres, Oldham

£104,950

- Stone Period Cottage
- Three Bedrooms, One Fitted
- Two Reception Rooms
- Shaker Style Galley Kitchen
- Beautifully Presented
- Convenient Location
- Close to Open Countryside
- EPC Rating D



This beautifully presented, three bedroom, stone built, semi detached, period cottage (circa 1851) is conveniently situated for access to local amenities ye within easy reach of open countryside. This lovely home is presented in a superb condition and briefly comprises; entrance, dining room, lounge, kitchen and utility area to the ground floor with 20' landing leading to three bedrooms and large bathroom. Viewing is highly recommended.

ENTRANCE

With uPVC double glazed door leading to the dining room.

DINING ROOM

16' 4" x 12' 0" (4.98m x 3.66m) With exposed beams and stone wall, radiator, laminate floor covering, staircase leading to the first floor, uPVC double glazed window with blinds.

LOUNGE

15' 8" x 12' 0" (4.78m x 3.66m) With exposed beams, ingle nook style gas burner, stone surround, laminate floor covering, radiator, uPVC double glazed window with blinds.

KITCHEN

13' 7" x 7' 3" (4.14m x 2.21m) Galley style kitchen with fitted wall and base units in creak Shaker style, work tops, under lighting, one and a quarter stainless steel sink unit with mixer tap, electric oven gas hob, chimney extractor, uPVC double glazed window with blinds, uPVC double glazed door.

UTILITY AREA

With plumbing for washing machine, laminate floor covering, Heatline combi boiler.

FIRST FLOOR LANDING

20' 0" x 7' 4" (6.1m x 2.24m) Large landing with fitted carpeting, loft access, Velux window, uPVC double glazed window with blinds.

BEDROOM ONE

10' 10" x 3' (3.3m x 0.91m) With built in wardrobe, bedside cabinets, radiator, fitted carpeting, uPVC double glazed window with blinds.

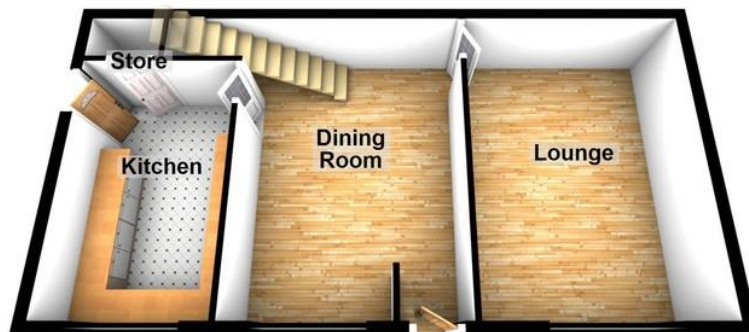
BEDROOM TWO

12' 2" x 7' 7" (3.71m x 2.31m) With fitted carpeting, radiator, access to the loft, uPVC double glazed window with blinds.

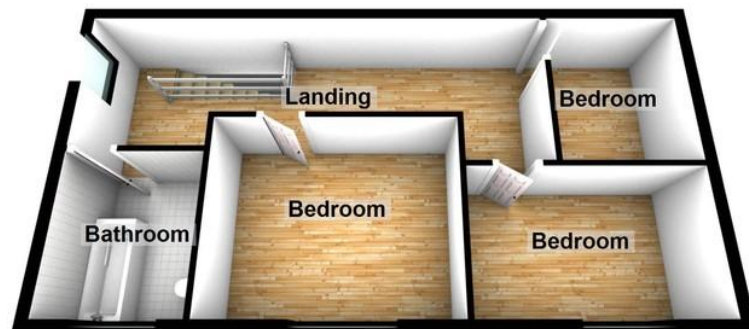
BEDROOM THREE

7' 9" x 7' 2" (2.36m x 2.18m) With fitted carpeting, radiator, Velux window.

Ground Floor



First Floor



BATHROOM

8' 5" x 7' 3" (2.57m x 2.21m) With three piece suite in white comprising panelled bath, wash hand basin, low level w.c., laminate floor covering, part tiled walls, chrome radiator, uPVC double glazed obscure window.

ADDITIONAL INFORMATION

TENURE: Leasehold, ground rent £2.00 p.a.
Solicitor to confirm details.

COUNCIL BAND:A

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

SELECTIVE LICENCING

NB - This property comes within a selective licencing area. If your interest is to purchase to let the property, landlords will need to register with Oldham Council.

OMBC website for more details:-

http://www.oldham.gov.uk/info/200260/private_tenants_and_landlords/1450/selective_licensing_of_private_landlords/2

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Saturday – Sunday 10am – 3pm

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements