



6 Penwell Fold, Oldham, OL1 2UB

Guide Price £215,000

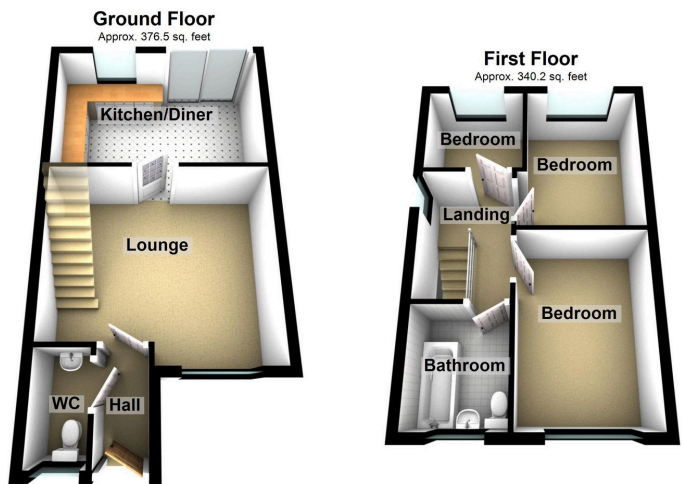
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- Semi Detached
- Three Bedrooms
- Cul de Sac Location
- No Chain Vacant Possession
- Close To Oldham Hospital
- For Sale By Modern Method Of Auction - T&C's apply
- Subject To An Undisclosed Reserve Price
- EPC - C



For sale with NO CHAIN therefore VACANT POSSESSION on completion is this three bedroom semi detached property situated in a cul de sac location close to the Royal Oldham Hospital, local amenities, transport links and schools. Offered for sale by Modern Method of Auction with a starting bid of £215,000 plus reservation fee. Although requiring a degree of cosmetic modernisation the property is ideally suited to either the first time buyer or young and growing family. Internally the accommodation comprises entrance hall, downstairs wc, lounge and kitchen diner to the ground floor whilst off the first floor landing there are three bedrooms (master with fitted wardrobes) and a family bathroom. Externally there is a driveway to the front providing off road parking whilst to the rear there is a good size tiered garden with lawn and patio area and a raised decked patio area.



Total area: approx. 716.8 sq. feet

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	76	
(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	

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