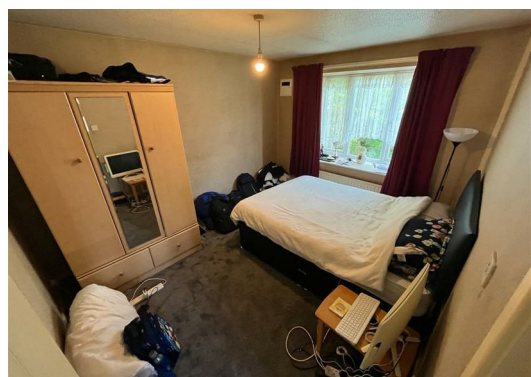




## Spencer Street, OL13QF £1,050 PCM

Lifestyle Sales and Lettings are proud to present this well presented two-bedroom, one-bathroom semi-detached Bungalow. Located just minutes from Oldham town centre, local amenities, and eateries. The property location gives the perfect base for commuters, a young family, or an elderly couple. The property comprises of two double bedrooms, a three-piece bathroom suite with a shower and bath, a spacious living room/dining area, gardens to the front and rear and benefits from having a two-car driveway, gas central heating and double glazing. We would recommend a viewing on this property!





Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Tenants need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for let with the property. Please contact 01706 823 131 for further details.

Viewing:

Viewing strictly by appointment through The Lifestyle Sales and Letting Agency.

| Energy Efficiency Rating                    |             | Current                 | Potential |  |
|---------------------------------------------|-------------|-------------------------|-----------|--|
| Very energy efficient - lower running costs | (92 plus) A | 68                      | 90        |  |
|                                             | (81-91) B   |                         |           |  |
|                                             | (69-80) C   |                         |           |  |
|                                             | (55-68) D   |                         |           |  |
|                                             | (39-54) E   |                         |           |  |
|                                             | (21-38) F   |                         |           |  |
|                                             | (1-20) G    |                         |           |  |
| Not energy efficient - higher running costs |             | EU Directive 2002/91/EC |           |  |
| England & Wales                             |             | EU Directive 2002/91/EC |           |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |             | Current                 | Potential |  |
|-----------------------------------------------------------------|-------------|-------------------------|-----------|--|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | (92 plus) A |                         |           |  |
|                                                                 | (81-91) B   |                         |           |  |
|                                                                 | (69-80) C   |                         |           |  |
|                                                                 | (55-68) D   |                         |           |  |
|                                                                 | (39-54) E   |                         |           |  |
|                                                                 | (21-38) F   |                         |           |  |
|                                                                 | (1-20) G    |                         |           |  |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |             | EU Directive 2002/91/EC |           |  |
| England & Wales                                                 |             | EU Directive 2002/91/EC |           |  |

