





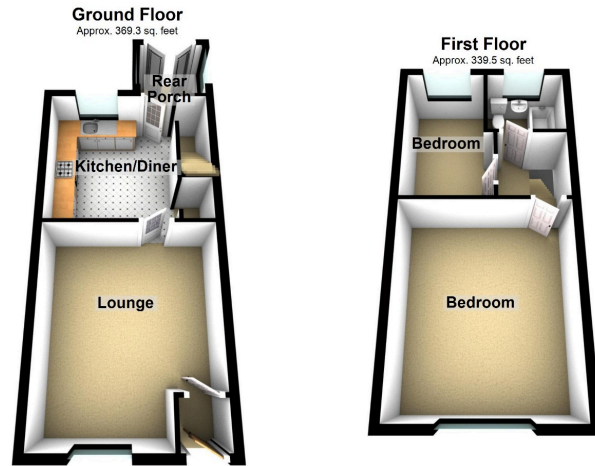
# Balfour Street, Oldham

£122,000

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Total area: approx. 708.8 sq. feet



No Chain - Kirkham Property are pleased to offer for sale this garden fronted, mid terraced property situated in a convenient location within easy reach of Oldham town centre and all associated amenities. The property briefly comprises of: entrance vestibule, lounge, kitchen/diner, rear porch, two bedrooms and a family bathroom. Externally there is a paved garden forecourt and to the rear a paved garden and garage. The property benefits from uPVC double glazing and gas central heating.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81   B    |
| 69-80 | C             |         |           |
| 55-68 | D             | 64   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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