



32 Thomas Street Oldham, OL4 5BU

Extended Four-Bedroom End-Terraced Home in Lees, Oldham – On the Border of Sought-After Saddleworth This spacious and versatile extended four-bedroom end-terraced property is ideally located in Lees, Oldham, right on the edge of the highly desirable Saddleworth area. The ground floor offers generous living space, featuring an entrance hall, an extended lounge that can be used as two sitting rooms or a lounge with a separate study, and a large dining room. The modern kitchen includes French doors that open out to the rear garden, creating a seamless indoor-outdoor flow. A convenient utility room and downstairs WC complete the ground floor. Upstairs, you'll find four well-proportioned double bedrooms, including a master with en-suite, along with a stylish family shower room. Externally, the property benefits from a resin path and driveway to the front. The rear garden is tiered with decking and paving, offering multiple seating areas and space for a hot tub or similar outdoor feature. A gated side plot provides access to the garage at the rear. Ideal for growing families, this adaptable home offers space, flexibility, and room to evolve with your changing needs—a must-see property in a fantastic location.



4 double bedrooms

3 bathrooms

Open plan kitchen / dining room

Freehold

Extended living room

No chain

Tiered garden

Garage

£289,950

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Entrance Hall 14' 8" x 3' 1" (4.46m x 0.94m)

Large bright entrance hall with access to dining kitchen, lounge and stairs to the first floor.

Lounge 11' 7" x 10' 10" (3.52m x 3.29m)

Bay window and open to the second lounge or snug. Could be separated to form 2 separate rooms. Karndean flooring.

Snug 10' 6" x 9' 8" (3.20m x 2.95m)

Open to the main lounge. Could be separated to form 2 separate rooms. Karndean flooring.

Dining Room 11' 8" x 14' 10" (3.56m x 4.52m)

Open to the kitchen for a seamless dining experience, this dining room has French doors leading out to the rear garden. Door to utility room and w/c

Kitchen 11' 10" x 9' 9" (3.60m x 2.96m)

Fitted with base and wall cabinets. Range cooker. Integrated coffee machine. Space for American style fridge freezer and integrated dishwasher.

Utility room 7' 6" x 6' 11" (2.28m x 2.12m)

Plumbed for automatic washing machine with tumble dryer stacked above. Storage shelving and hanging rail. Door to rear garden. Door to w/c.

W/c 4' 1" x 4' 10" (1.25m x 1.47m)

Handy w/c on the ground floor. Wash hand basin and w/c. Storage cupboard with boiler.

Master bedroom 11' 7" x 14' 10" (3.53m x 4.51m)

Large bedroom to the front elevation with fitted wardrobes. Door to en suite

En-suite 5' 11" x 9' 8" (1.81m x 2.95m)

Generous full en-suite bathroom with vanity wash basin and w/c units with ample storage. P shaped bath with shower above and glass screen

Bedroom 2 11' 8" x 9' 9" (3.55m x 2.96m)

Double bedroom to the rear elevation. Fitted wardrobe.

Bedroom 3 12' 0" x 9' 11" (3.67m x 3.02m)

Double bedroom to the rear elevation.

Bedroom 4 9' 0" x 9' 9" (2.74m x 2.98m)

To the rear elevation.

Shower Room 9' 2" x 4' 11" (2.79m x 1.50m)

Low level shower tray and glass screen. Pedestal wash basin. low level w/c. venetian plastered walls. Vinyl flooring. Heated towel rail.

Front

Resin path and driveway. New PVC door

Rear Garden

Tiered garden, deck veranda, gated private space for hot tub, paved patio/path. Side access to the garage.

Garage

At the bottom of the garden is the brick built garage with an up and over door accessed by the land to the side of the property. Side window and door. Complete with electricity and light.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy performance certificate (EPC)

32 Thomas Street
Lees
OLDHAM
OL4 5BU

Energy rating

C

Valid until:

20 July 2035

Certificate number:

2200-6889-0822-8590-3353

Property type

End-terrace house

Total floor area

129 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		