



81a Spring Lane, Oldham, OL4 5AZ

£1,350

A Wilson Estates are delighted to offer To Let this four bedroom end terrace house on Spring Lane in Lees, Oldham.

Located in a quiet residential area, newly built to an exceptional standard, and just awaiting final finishing touches.

Lees has a real village feel with plentiful amenities from independent cafes, shops and eateries in addition to post office, supermarket and medical practice. Perfect for those looking to fully immerse themselves in the locality from strolling down for breakfast in the village to evening meals and drinks amongst independent establishments.

There are also well established bus / road routes into the neighbouring towns of Ashton under Lyne, Oldham and Mossley.

Those with children of a school age can take their pick of a number of local schools including St Edwards and St Thomas Leesfield, in addition to St Damians and Mossley Hollins High schools.

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Entrance Hallway

Composite double glazed door and uPVC double glazed window to front elevation. Lighting and carpet.

Lounge

uPVC double glazed box window to front elevation. Lighting, radiators, carpet, and under stair storage cupboard.

Dining Kitchen

uPVC double glazed doors and window to rear elevation. Fitted wall and base units with coordinating work surfaces. Stainless steel single sink unit with mixer tap. Integrated electric oven and hob with extractor over. Lighting, radiator, and vinyl flooring.

WC

Low-level WC and hand wash basin with mixer tap. Lighting, radiator, and vinyl flooring.

Stairs and Landing

Wooden handrail, lighting, radiator, and carpet.

Bedroom One

uPVC double glazed window to front elevation. Lighting, radiator, carpet, and built in storage cupboard.

Bedroom Two

uPVC double glazed window to rear elevation. Lighting, radiator, carpet, and built in storage cupboard.

Family Bathroom

uPVC double glazed window to rear elevation.

Three piece bathroom suite comprising low-level WC, hand wash basin with mixer tap, and panelled bath with electric shower over. Panelled walls, heated towel rail, lighting, and vinyl flooring.

Bedroom Three

uPVC double glazed window to rear elevation. Lighting, radiator, carpet, and built in storage cupboards.

Bedroom Four

Wooden double glazed Velux window to front elevation. Lighting, radiator, carpet, and built in storage cupboard.

Externally

Garden fronted. To rear is an enclosed garden with laid to paving stones & shed. There is also off road parking for up to two vehicles.

Additional Information

Council Tax Band : TBC

EPC Rating : TBC

Holding Deposit : £311

STRICTLY NO PETS AND SMOKING POLICIES APPLY





Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

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

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