



1 Sun Hill

Lees, Oldham, OL4 3LA

Asking Price £385,000



*****UNIQUE OPPORTUNITY***BEAUTIFULLY PRESENTED***SPACIOUS GARDENS & DRIVEWAY*** Cousins Estate Agents are thrilled to present this exceptional Grade II listed semi-detached period property, originally dating back to 1742. This superb home offers a perfect blend of historic charm and modern living, featuring spacious gardens and a driveway. The property has been tastefully upgraded with a contemporary kitchen and decor, while retaining its lovely original features both inside and out.**

The ground floor boasts a large hallway spanning the full length of the house, a bright dual-aspect lounge with ample natural light, a generous modern kitchen/diner, and a useful cellar for additional storage. On the first floor, the spacious landing features an arched feature window, leading to three good-sized bedrooms and a family bathroom.

Externally, the property sits on a generous plot with cottage-style gardens, mature greenery, a garden path, and a flagged patio area. The gated driveway offers ample secure parking for several vehicles and extends to a gravel courtyard at the rear, complete with a shed.



Entrance Hallway 30'10"*5'7" (9.4*1.72)

Living Room 14'4"*14'7" (4.386*4.45)

Kitchen/Diner 15'8"*13'9" (4.8*4.2)

Front Bedroom 14'7"*14'5" (4.45*4.4)

Back Bedroom 15'8"*13'11" (4.8*4.26)

Shower Room 11'5"*5'8" (3.49*1.73)

Council Tax Band D

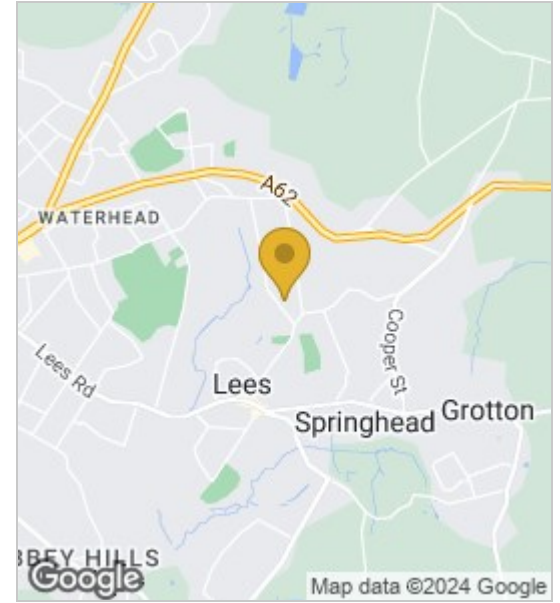
Grade 2 Listed status

18th Century house: The house is made up of two buildings from separate eras, with the rear being the original house built as a vicarage for St John Church.

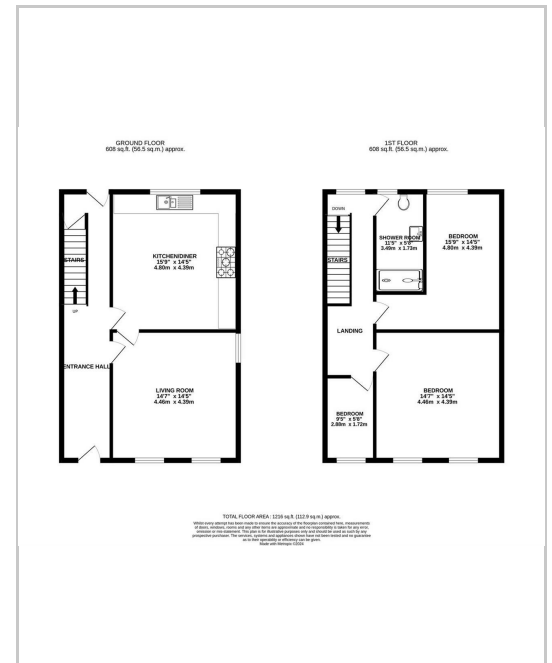
Cousins Estate Agents have the privilege to offer for sale this period semi detached property dating back to 1742 and being one of the oldest properties in Lees.

Historic England: Reference: IOE01/03926/01

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-101) A			(92-101) 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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

