



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.

Beckett Street, Oldham, OL4 3JY

£215,000

IMMACULATE SEMI DETACHED FAMILY HOME

Located on the charming Beckett Street in Lees, Oldham, this beautifully presented semi-detached house is a true gem waiting to be discovered. Boasting a modern fitted kitchen with sleek matte units, this property offers a perfect blend of style and functionality.

With two cosy bedrooms and a three-piece bathroom, this home is ideal for a small family or those looking for a comfortable living space. The ample off-road parking and detached garage adds convenience to your daily routine, making coming home a breeze.

One of the highlights of this property is the beautiful rear garden, providing a tranquil outdoor space that is perfect for socialising with friends and family or simply unwinding after a long day.

Don't miss the opportunity to make this charming house your new home. Book a viewing today with our Rochdale branch and experience the warmth and comfort this property has to offer.

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- Immaculate Semi Detached Property
- Modern Fitted Kitchen
- Off Road Parking and Detached Garage
- EPC Rating TBC
- Two Bedrooms
- Well Presented Throughout
- Tenure Leasehold
- Three Piece Bathroom
- Stunning Rear Garden
- Council Tax Band C

Ground Floor

Reception Room/Dining Area

22'6 x 13'11 (6.86m x 4.24m)

Composite double glazed frosted front door, UPVC double glazed leaded box bay window, UPVC double glazed leaded window, central heating radiator, coving to ceiling, television point, door to kitchen and stairs to first floor.

Kitchen

13'11 x 12'2 (4.24m x 3.71m)

UPVC double glazed window, central heating radiator, loft access, spotlights, range of matte wall and base units with laminate worktops, stainless steel one and a half bowl sink and drainer with high spout mixer tap, integrated high rise oven and grill, four ring induction hob, space for fridge freezer, plumbing for washing machine, central island with breakfast bar, tiled effect flooring and composite double glazed frosted stable door to rear.

First Floor

Landing

5'9 x 5'6 (1.75m x 1.68m)

Loft access, central heating radiator, doors leading to two bedrooms and family bathroom.

Bedroom One

10'8 x 10'8 (3.25m x 3.25m)

UPVC double glazed leaded window, central heating radiator and over stairs storage.

Bedroom Two

11'5 x 7'10 (3.48m x 2.39m)

UPVC double glazed window and central heating radiator.

Bathroom

5'9 x 5'7 (1.75m x 1.70m)

UPVC double glazed frosted window, central heated towel rail, extractor fan, vanity top wash basin with mixer tap, dual flush WC, panel bath with traditional taps and overhead direct feed rainfall shower, tiled elevations and wood effect laminate flooring.

External

Rear

Enclosed tiered garden with paved patio, artificial lawn, slate chipping and bedding areas.

Front

Laid to lawn garden, slate chippings, paving, gated access to rear garden, off road parking and access to detached garage.



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