



6 Rhodes Avenue, Lees, Oldham, Lancashire, OL4 5DU
Offers In The Region Of £189,950

SPLIT LEVEL BUNGALOW | WELL MAINTAINED THROUGHOUT | TWO BEDROOMS | NO CHAIN | QUIET POSITION |
The bungalow on Rhodes Avenue comprises of a ground floor entrance hall with bedrooms one & two with the lower ground floor offering the lounge, kitchen and a shower room. There is a small front garden, and the rear provides a decked patio area and artificial grass. There is a garage in a block close by. Overlooking the stream behind.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Stairs to the lower ground floor.

BEDROOM ONE

13'6" x 7'7" (4.12 x 2.33)



To the front.

BEDROOM TWO

9'7" x 7'8" (2.94 x 2.34)



To the front, fitted robes.

LOWER GROUND FLOOR

HALL

LOUNGE

13'4" x 11'3" (4.08 x 3.44)



KITCHEN

8'0" x 11'2" (2.45 x 3.42)



Single drainer, polycarbonate, sink unit. Electric hob and oven. A range of wall and base units with worktops and splash back tiling.

SHOWER ROOM

4'7" x 6'10" (1.40 x 2.10)



Shower cubicle, two piece white suite, tiling.

EXTERNALLY



Small front garden and a garage in a block on the Avenue. The rear has a decked patio area and artificial grass.

SERVICES -

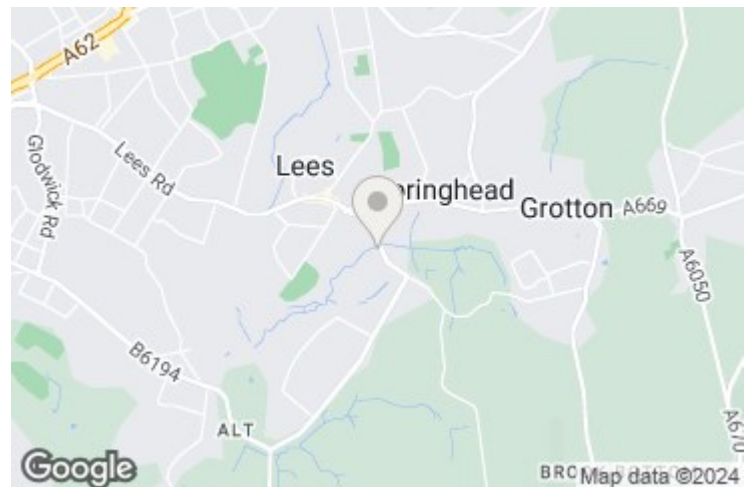
All main services are installed.

IMPORTANT NOTICE -

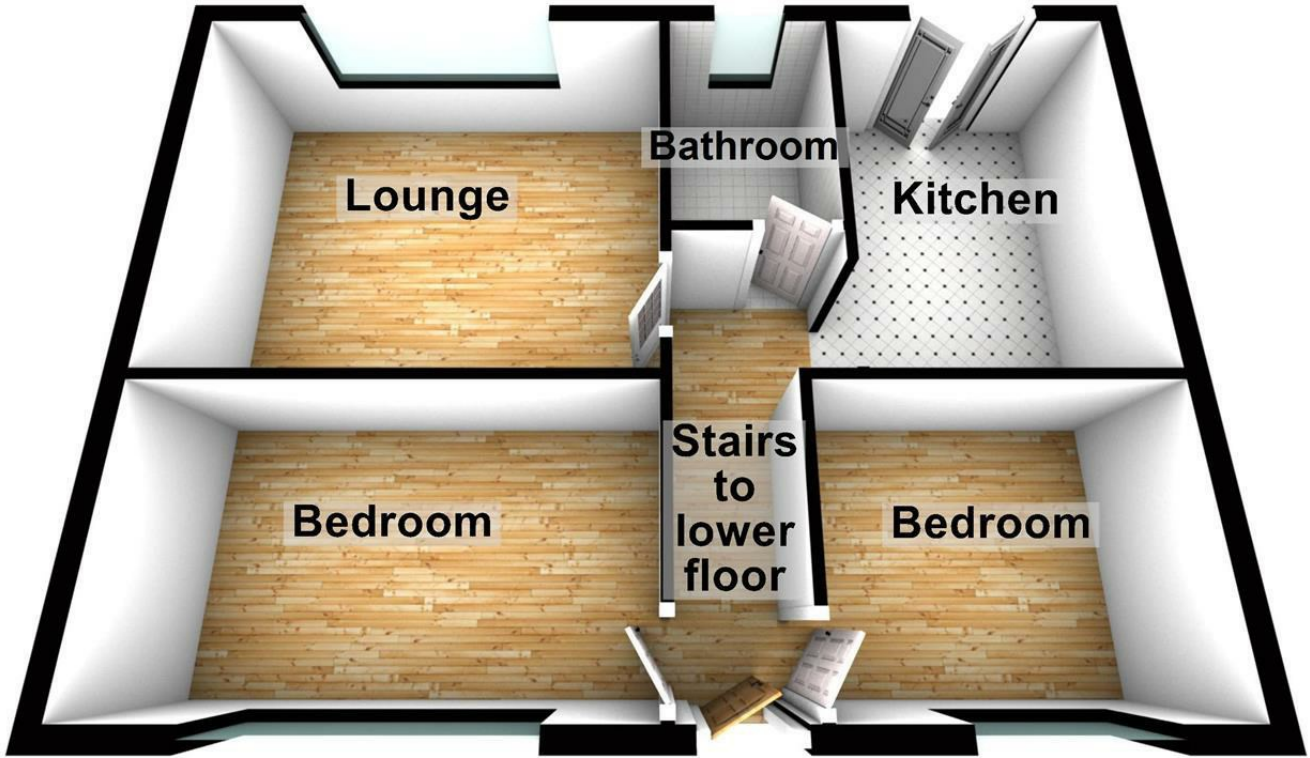
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.


DISCLAIMER -

Wild & Griffiths themselves and the vendors/lessors of this property give notice that these particulars have been prepared in good faith having regard to the property misdescriptions act (1991). Measurements are intended for descriptive purposes only and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the information provided and condition of the property and no warranty is given by the vendor, their agents or any other person in their employment. The property is offered subject to contract and still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing.



Ground Floor



| Energy Efficiency Rating | | Current | Potential |
|---|--|---|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 63 | 81 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC  | |