



34b Brookway, Lees, Oldham, OL4 5BE
Offers In The Region Of £245,000

SEMI DETACHED HOUSE | NO CHAIN | THREE BEDROOMS | LARGE REAR GARDEN | VIEWING ADVISED | The house on Brookway comprises of porch, hall, lounge, dining room, kitchen, three bedrooms & bathroom & WC. There is a large rear garden, rear driveway and garage. Ideal for a family. Located close to the Village Centre of Lees which provides a range of local shops, bars and restaurants.

ACCOMMODATION

GROUND FLOOR

PORCH



HALL



LOUNGE

13'1" x 15'1" (3.99 x 4.60)



DINING ROOM

7'8" x 7'9" (2.36 x 2.38)



KITCHEN

11'1" x 7'10" (3.38 x 2.39)



Single drainer, one and a half bowl, stainless steel, sink unit. Cooker, canopy extractor. A range of wall and base units with worktops and splash back tiling.

FIRST FLOOR

BEDROOM ONE

13'1" x 10'2" (3.99 x 3.12)



To the front.

BEDROOM TWO

7'9" x 10'5" (2.37 x 3.19)



To the rear.

BEDROOM THREE

7'11" x 7'9" (2.42 x 2.38)



To the front.

BATHROOM & WC

4'11" x 7'8" (1.52 x 2.35)



Three piece white suite, separate shower cubicle, fully tiled walls.

LANDING



Loft access. Fully boarded loft with easy access via a captive loft ladder.

EXTERNALLY



Small garden at the front, large I-shaped rear garden with a patio area. There is a garden shed, electric gates into the drive which leads to a large garage with electricity and work bench.

SERVICES -

All main services are installed.

IMPORTANT NOTICE -

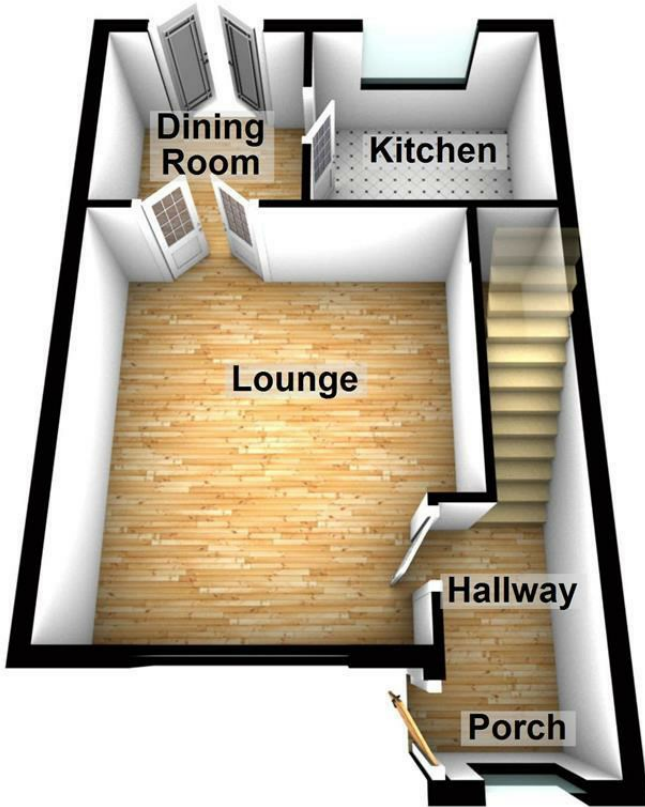
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

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



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	86
(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	