



**107 St. John Street, Lees, Oldham, OL4 3DJ**  
**Offers Over £150,000**

CASH OFFERS ONLY OVER £150,000 | QUICK SALE REQUIRED | FOUR STOREY | THREE RECEPTION ROOMS | TWO DOUBLE BEDROOMS | ATTIC ROOM | OFF ROAD PARKING | The house on St John Street comprises of vestibule, hall and two ground floor reception rooms. The lower ground floor provides an office/study, kitchen and WC. The first floor has two double bedrooms, bathroom & WC and landing. The second floor provides a flexible attic room. The outside has a fenced garden area to the rear and a generous garden and off road parking at the side.



**ACCOMMODATION**

**VESTIBULE**

**HALL**



**OFFICE/STUDY**

12'4" x 17'7" (3.78 x 5.36)



**FRONT RECEPTION ROOM**

15'1" x 16'5" (4.61 x 5.02)



**KITCHEN**

15'1" x 13'9" (4.61 x 4.21)



Single drainer, sink unit, range cooker and extractor. A range of wall and base units with worktops.

**WC**



Two piece suite in white, fully tiled walls.

**REAR RECEPTION ROOM**

10'5" x 14'11" (3.19 x 4.55)



**FIRST FLOOR**

**LOWER GROUND FLOOR**

**BEDROOM ONE**

15'1" x 11'3" (4.61 x 3.44)



To the front.

**BATHROOM & WC**

3'11" x 14'11" (1.20 x 4.55)



Three piece white suite, shower over the bath and tiling.

**BEDROOM TWO**

10'10" x 14'11" (3.31 x 4.55)



To the rear.

**LANDING**

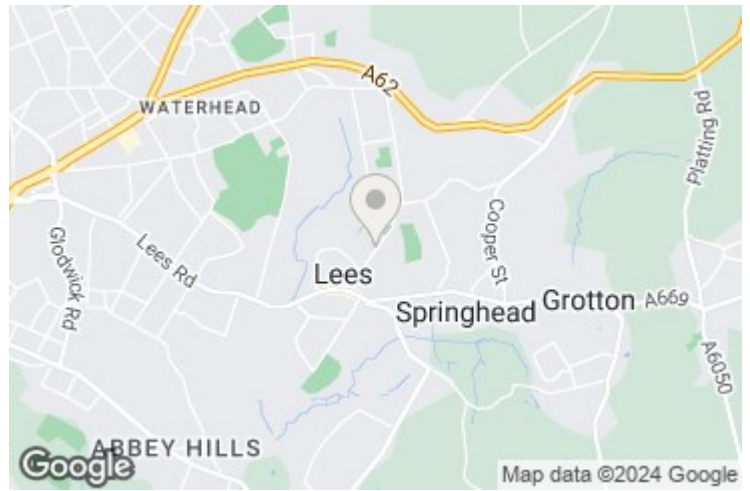


**SECOND FLOOR**



## CONVERTED ATTIC SPACE

15'1" x 10'4" (4.61 x 3.15)



Suitable for a variety of uses.

## EXTERNALLY



Spacious fenced garden area to rear and a generous side garden with off road parking.

## 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 -

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