



3 Lees Brook Park, Lees Brook Park, Oldham, OL4 3AZ

£179,950

SEMI DETACHED | TWO BEDROOMS | NO CHAIN | IDEAL FIRST PURCHASE | POTENTIAL TO EXTEND | LARGE REAR GARDEN | VIEWING ADVISED | The house on Lees Brook Park comprises of an entrance porch, lounge, kitchen diner, two bedrooms and bathroom & WC. The outside reveals a front garden, driveway to the side side and a large rear garden. Located in convenient and popular location close to local amenities and public transport.

ACCOMMODATION

GROUND FLOOR

PORCH

LOUNGE

3.62 x 4.48 (0.91m.18.90m x 1.22m.14.63m)



KITCHEN DINER

11'10" x 8'6" (3.62 x 2.60)



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

FIRST FLOOR

BEDROOM ONE

11'10" x 8'7" (3.62 x 2.63)



To rear.

BEDROOM TWO

11'10" x 8'5" (3.62 x 2.57)



To the front.

BATHROOM & WC

7'0" x 4'4" (2.15 x 1.33)



Three piece white suite, shower over the bath, fully tiled walls and floor.

LANDING

Loft access.

EXTERNALLY



Front garden and side diveway. There is a large rear garden with a greenhouse and shed.

SERVICES -

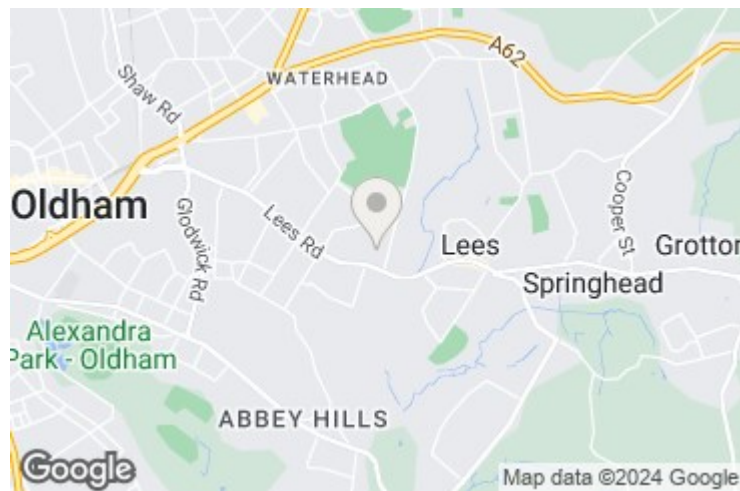
All main services are installed.

IMPORTANT NOTICE -

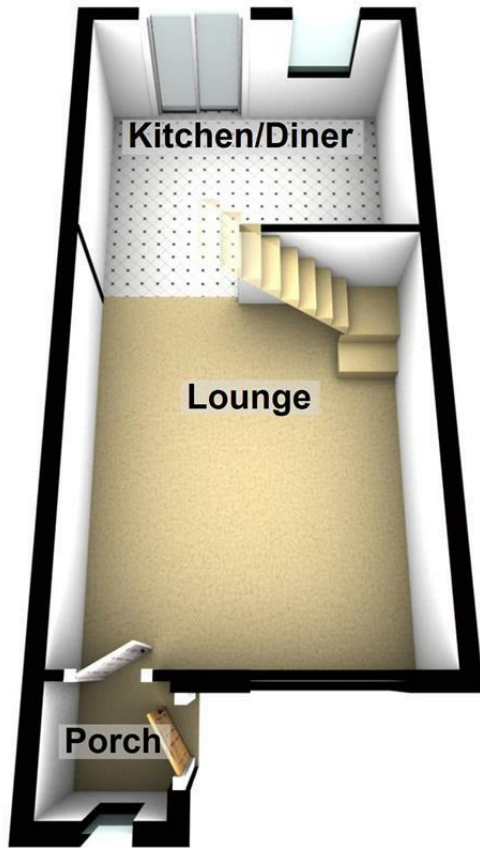
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

DISCLAIMER -

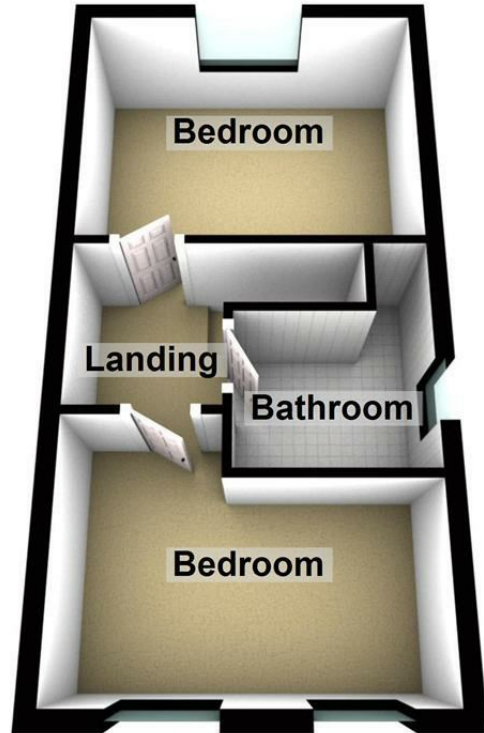
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Ground Floor



First Floor



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		
	72	88
England & Wales	EU Directive 2002/91/EC 