



105 Stamford Road, Lees, Oldham, OL4 3LL

£229,950

END TOWN HOUSE | THREE STOREY | LARGE BAEMENT CURRENTLY A DOUBLE GARAGE WHICH CAN CONVERT TO ADDITIONAL LIVING SPACE | THREE BEDROOMS | VERY WELL MAINTAINED | VIEWING RECOMMENDED | The property on Stamford Road comprises, to the ground floor, entrance porch, hall, through lounge and dining area and kitchen. The lower ground floor offers a double garage and utility area which will easily convert into additional living space. The first floor has three bedrooms, bathroom & WC and landing which provides access to a boarded loft with pull down ladders and electric lighting. The outside reveals a front garden and the rear offers gated access to a hard standing area offering parking for 2 cars. Located close to the Lees Village Centre which provides a range of local shops, bars and restaurants.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

HALL



THROUGH LOUNGE & DINING AREA

12 x 22 (3.66m x 6.71m)



KITCHEN

7'9 x 8'5 (2.36m x 2.57m)

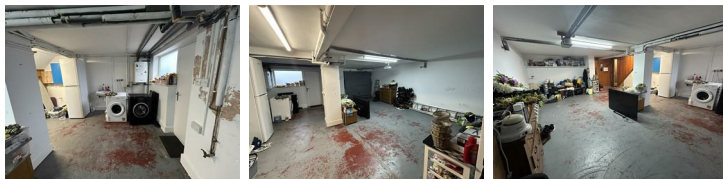


Single drainer, one and a half bowl, polycarbonate, sink unit. Gas hob, electric oven, grill, and canopy extractor. White gloss wall and base units with work tops and splash back tiling.

LOWER GROUND FLOOR

GARAGE & UTILITY AREA

19'4 x 21'9 (5.89m x 6.63m)

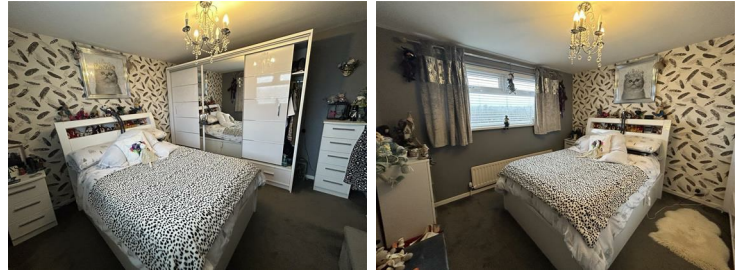


Currently a double garage and utility area. Would easily convert into additional living space. Plumbed for an automatic washing machine and houses the gas central heating boiler.

FIRST FLOOR

BEDROOM ONE

10'10 x 10'8 (3.30m x 3.25m)



To rear.

BEDROOM TWO

9'7 x 10'4 (2.92m x 3.15m)



To the front.

BEDROOM THREE

7'2 x 9'2 (2.18m x 2.79m)



To the front.

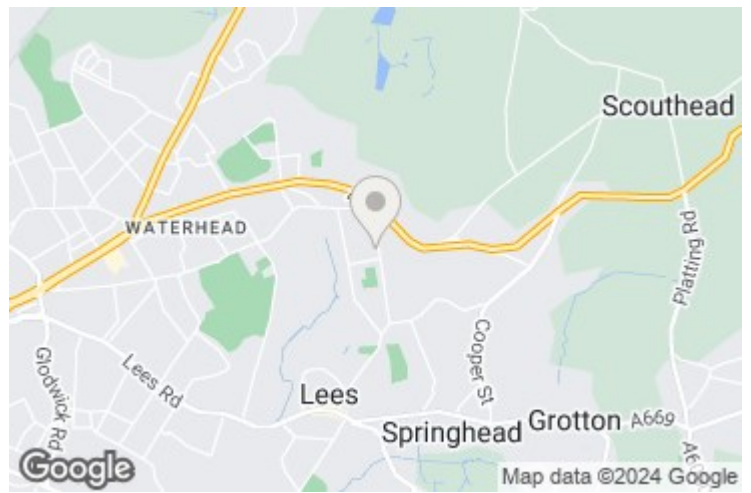
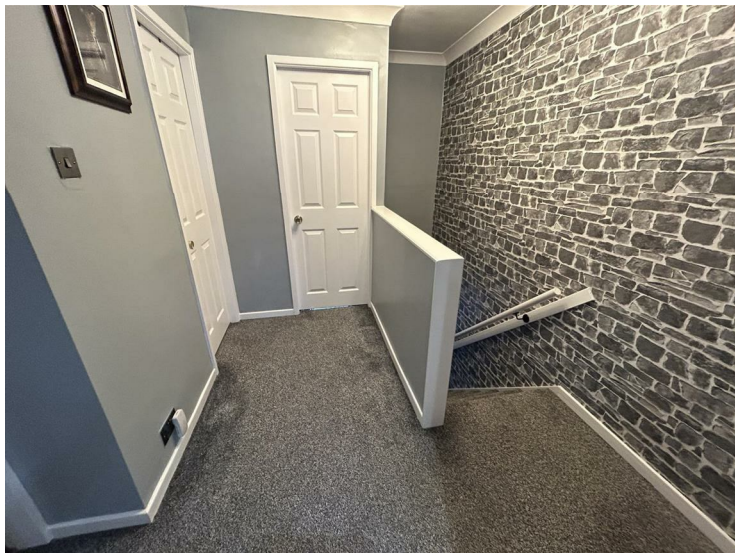
BATHROOM & WC

7'8 x 5'8 (2.34m x 1.73m)



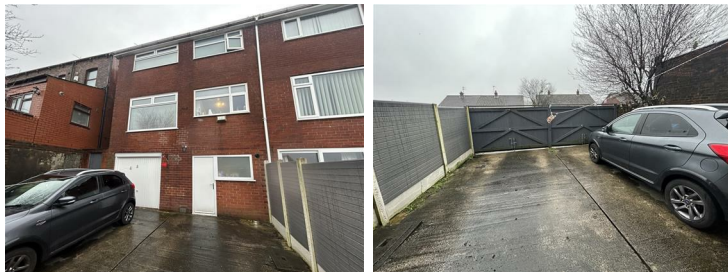
Three piece white suite, shower cubicle and shower, fully tiled walls and floor.

LANDING



Loft access. The loft is boarded with pull down ladders and electric lighting.

EXTERNALLY



Garden area at the front. The rear has gated access to a hardstanding area that provides off road parking for 2 cars.

SERVICES -

All main services are installed.

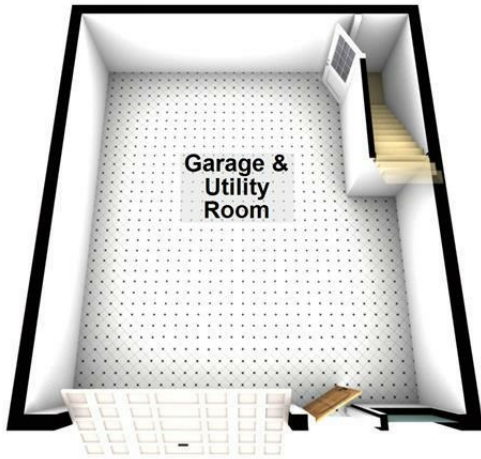
IMPORTANT NOTICE -

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.

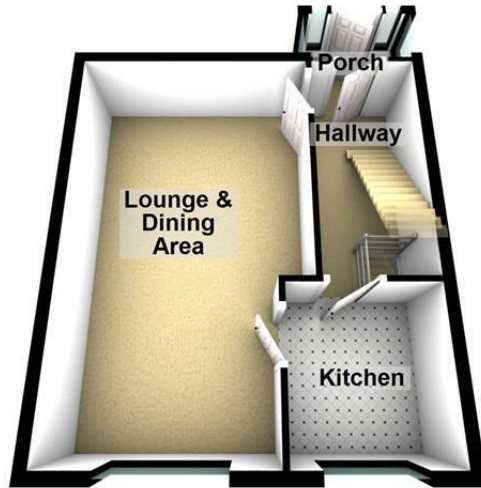
DISCLAIMER -

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Lower Ground Floor



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 