



**13 The Sycamores, Lees, Oldham, OL4 3JP**  
**Offers Over £220,000**

SEMI DETACHED HOUSE | THREE BEDROOMS | VERY WELL MAINTAINED | CUL-DE-SAC | VIEWING ADVISED |  
The house on the Sycamores has been re-roofed including the garage, had new windows & doors, new carpets & blinds and a new bathroom. Briefly comprising entrance hall, lounge, dining room, kitchen, three bedrooms, bathroom & WC and landing. The outside reveals a front garden and driveway to the side leading to the garage. The rear has a patio area and garden. Located close to the Lees Village Centre which provides a range of local shops, bars and restaurants.



## ACCOMMODATION

### GROUND FLOOR

#### HALL

#### LOUNGE

13'8 x 12'9 (4.17m x 3.89m)



Contemporary fire place, double doors to the dining room.

#### DINING ROOM

9'2 x 10'9 (2.79m x 3.28m)



#### KITCHEN

7'4 x 10'9 (2.24m x 3.28m)



Single drainer, one and a half bowl, polycarbonate, sink unit. Double electric hob, oven, extractor and dishwasher. A range of fitted wall and base units with worktops and splash back tiling.

### FIRST FLOOR

#### BEDROOM ONE

9'9 x 13 (2.97m x 3.96m)



To the front.

#### BEDROOM TWO

10'7 x 10'6 (3.23m x 3.20m)



To rear.

#### BEDROOM THREE

6'7 x 7'9 (2.01m x 2.36m)



To the front.

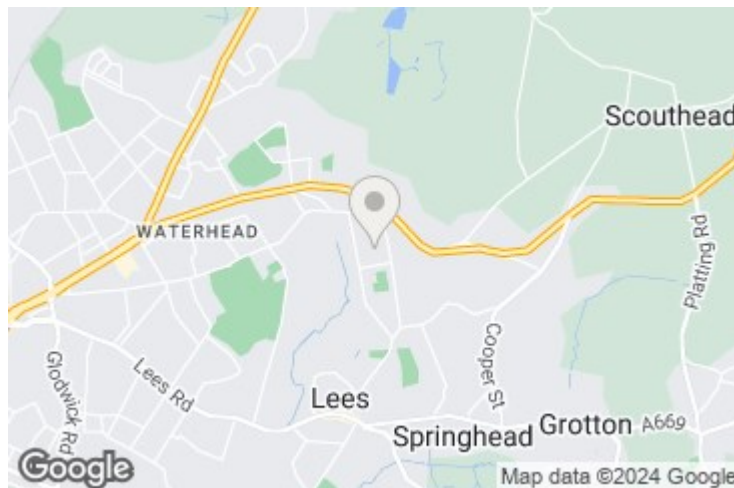
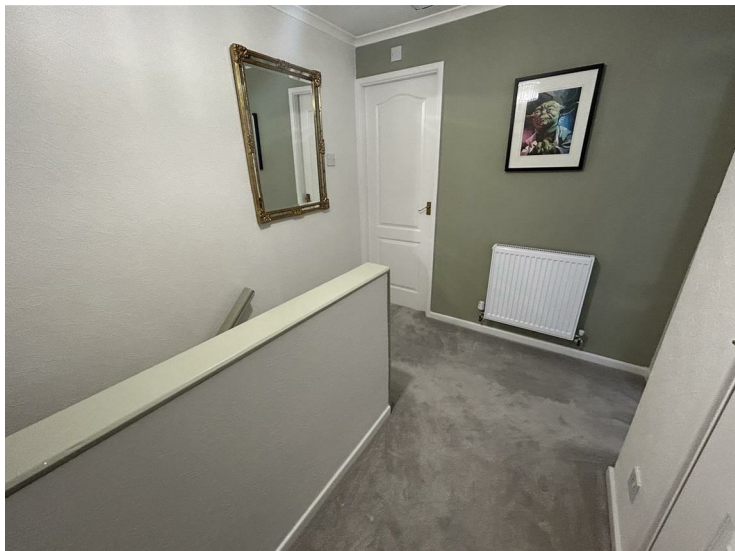
#### SHOWER ROOM

7'3 5'9 (2.21m x 1.75m)



Large walk in shower, two piece white suite incorporating a double drawer vanity unit, LED bluetooth mirror, tiling.

## LANDING



Loft access.

## EXTERNALLY



Garden at the front, driveway to the side leading to the garage. There is a rear patio and garden area.

## SERVICES -

All main services are installed.

## IMPORTANT NOTICE -

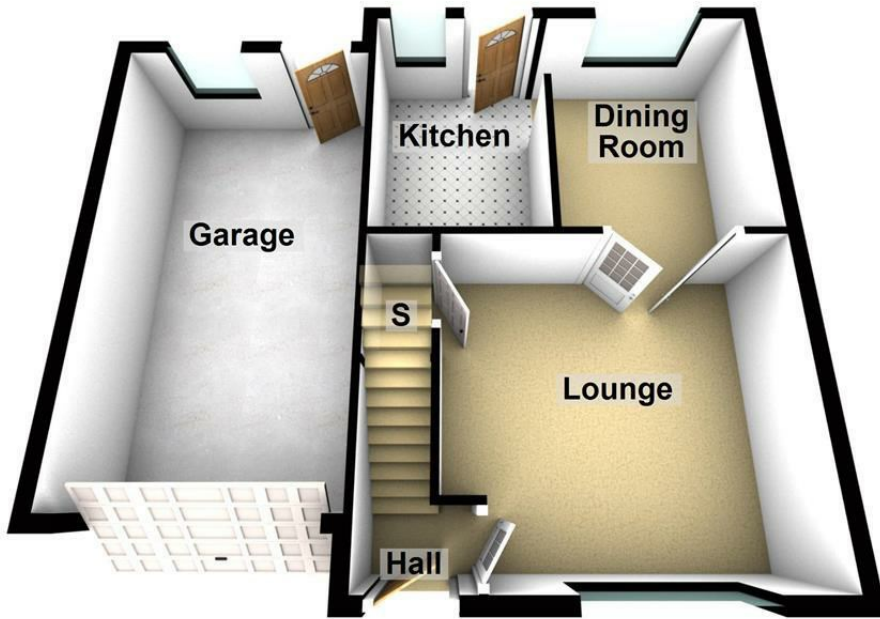
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

## DISCLAIMER -

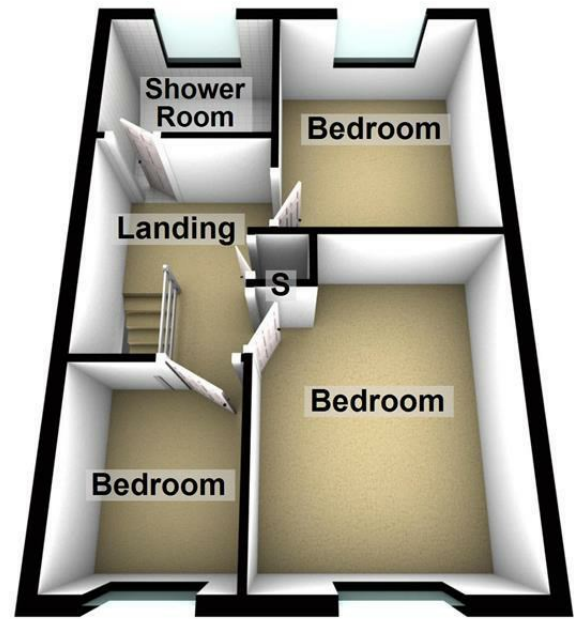
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Ground Floor



First Floor



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

	67	83
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