



18 Rhodes Avenue, Lees, Oldham, OL4 5DU
Offers In The Region Of £235,000

SPLIT LEVEL BUNGALOW | TWO STOREY EXTENSION TO REAR | THREE BEDROOMS | TWO RECEPTION ROOMS |
The bungalow on Rhodes Avenue has a delightful aspect at the rear overlooking the river behind. Briefly comprising entrance hall which leads to bedrooms 1 & 2. There are stairs in the hall leading to the lower ground floor hall which allows access to the lounge, rear lounge, kitchen and bathroom. The third bedroom/study is accessed from the patio area at the rear. Access can easily be provided to this room via a set of stairs that would come from the rear lounge. The rear provides a large decked patio area, lower patio area and steps down to the river. There is a small front garden and a garage in a block across the road. Located close to the Lees Village Centre which provides a range of local shops, bars and restaurants.

ACCOMMODATION

GROUND FLOOR

HALL

BEDROOM ONE

12'11 x 7'7 (3.94m x 2.31m)



To the front.

BEDROOM TWO

9'8 7'7 (2.95m x 2.31m)



To the front.

LOWER GROUND FLOOR

HALL

LOUNGE

12'10 x 10'6 (3.91m x 3.20m)



Double doors into the rear lounge.

REAR LOUNGE

11'1 12'5 (3.38m x 3.78m)



Velux windows, patio doors. Staircase access to the bedroom/study below would be readily achievable from this room.

KITCHEN

8'2 x 10'7 (2.49m x 3.23m)



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

BATHROOM & WC

4'4x 6'7 (1.32mx 2.01m)



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

BEDROOM/STUDY

11'1 x 12'5 (3.38m x 3.78m)

EXTERNALLY



Small front garden, garage in a block across the road. Side passageway leading to the rear which offers a large decked patio area, steps down to a lower paved patio and further steps leading down to the river.

SERVICES -

All main services are installed.

IMPORTANT NOTICE -

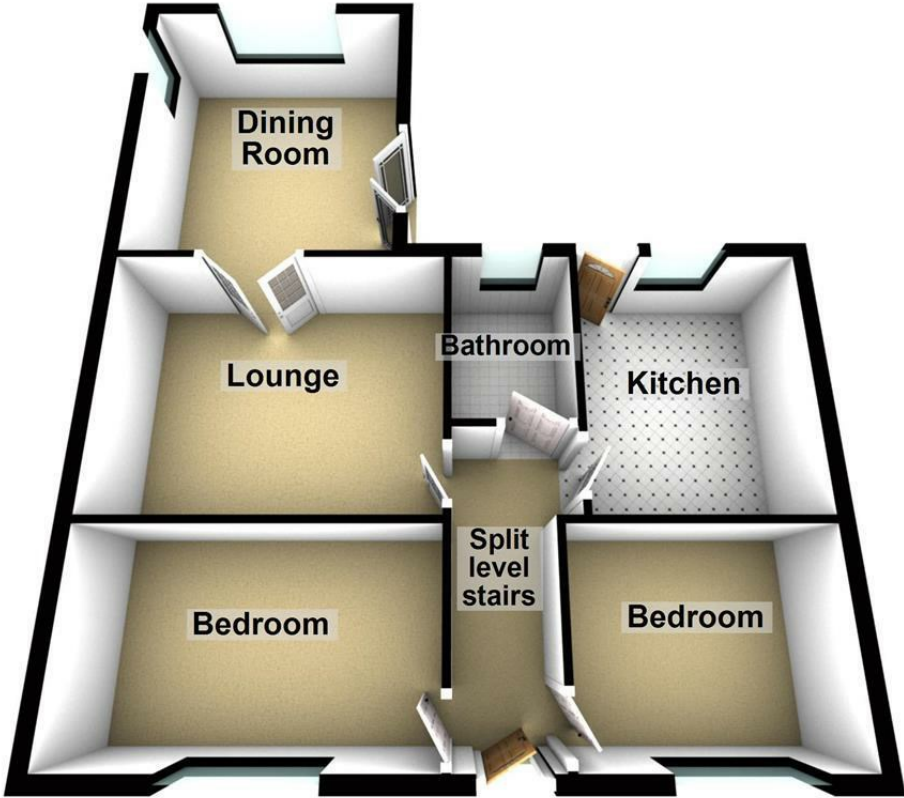
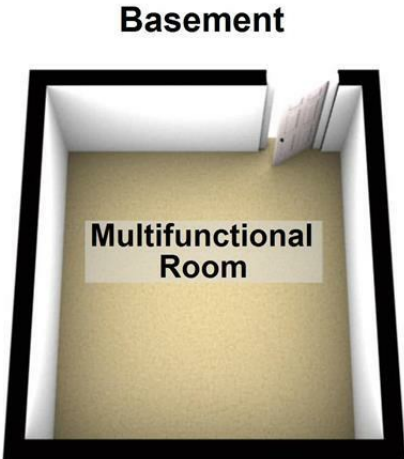
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

DISCLAIMER -

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Ground Floor



| 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 | | |
| England & Wales | | |
| | | EU Directive 2002/91/EC |