



15 Birch Drive, Lees, Oldham, OL4 5DX
Offers Around £180,000

ELEVATED SEMI DETACHED BUNGALOW | TWO BEDROOMS | WELL MAINTAINED | QUIET POSITION | VIEWING ADVISED | The property on Birch Drive comprises, entrance hall, kitchen, lounge, two bedrooms and bathroom & WC. There are tiered gardens to front and rear and a garage in a block closeby. The Village Centre of Lees is within walking distance providing a range of local shops, bars and restaurants.

ACCOMMODATION

GROUND FLOOR

HALL

KITCHEN

10'4 x 8'9 (3.15m x 2.67m)



Single drainer, polycarbonate, sink unit. Electric hob, oven and grill. A range of wall and base units with worktops and splash back tiling.

LOUNGE

10'1 x 15'1 (3.07m x 4.60m)



FIRST FLOOR

BEDROOM ONE

8'8 + fitted robes x 11'9 (2.64m + fitted robes x 3.58m)



BEDROOM TWO

10'6 x 7'10 (3.20m x 2.39m)



BATHROOM & WC

7'2 x 6 (2.18m x 1.83m)



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

BOARDED LOFT

Accessed via pull down ladders from bedroom one. Floored, electric lighting and velux window.

EXTERNALLY



Tiered front garden with composite decking and artificial grass. Side passageway to the rear garden. There is a patio area and tiered rear garden. There is a garage in a block closeby.

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 -

Wild & Griffiths themselves and the vendors/lessors of this property give notice that these particulars have been prepared in good faith having regard to the property misdescriptions act (1991). Measurements are intended for descriptive purposes only and are believed to be correct but any intending

purchasers should not rely on them as statements or representations of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the information provided and condition of the property and no warranty is given by the vendor, their agents or any other person in their employment. The property is offered subject to contract and still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing.



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		64	81
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	