



**6 Lauren Close, Springhead, Oldham, OL4 5JJ**  
**Offers In The Region Of £225,000**

END MEWS HOUSE | THREE STOREY | THREE DOUBLE BEDROOMS | TWO BATH/SHOWER ROOMS | NO CHAIN | GOOD INTERNAL CONDITION |

The property on Lauren Close comprises to the ground floor, entrance hall, utility room, open plan kitchen and lounge. The first floor has two double bedrooms, family bathroom and landing. The second floor has the master bedroom and an en-suite shower room. There are garden areas to three sides and allocated parking. The Lees Village Centre is within walking distance providing a range of local shops, bars and restaurants.

## ACCOMMODATION

### GROUND FLOOR

#### HALL

#### UTILITY ROOM

3'0" x 7'2" (0.92 x 2.20)

#### KITCHEN

6'2" x 11'6" (1.88 x 3.52)



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

#### LOUNGE

13'4" x 16'2" (4.07 x 4.95)



### FIRST FLOOR

#### BEDROOM TWO

13'4" x 10'8" (4.07 x 3.26)



#### BEDROOM THREE

13'3" x 10'8" (4.06 x 3.26)



## BATHROOM & WC

6'4" x 6'9" (1.94 x 2.06)



Three piece white suite, tiling.

## LANDING

## SECOND FLOOR

### MASTER BEDROOM

10'0" x 10'7" (3.06 x 3.23)



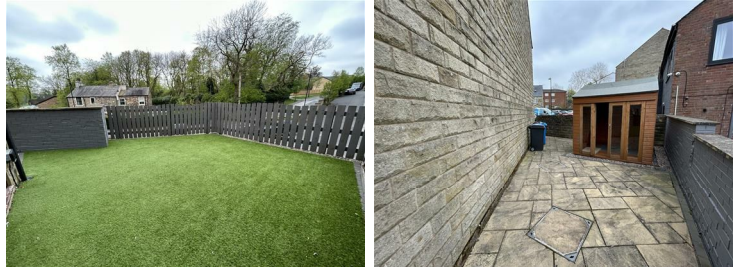
### EN-SUITE SHOWER ROOM

7'5" x 5'3" (2.27 x 1.61)



Two piece white suite, shower cubicle, tiling.

## EXTERNALLY



Garden areas to the front, side and rear.

### SERVICES -

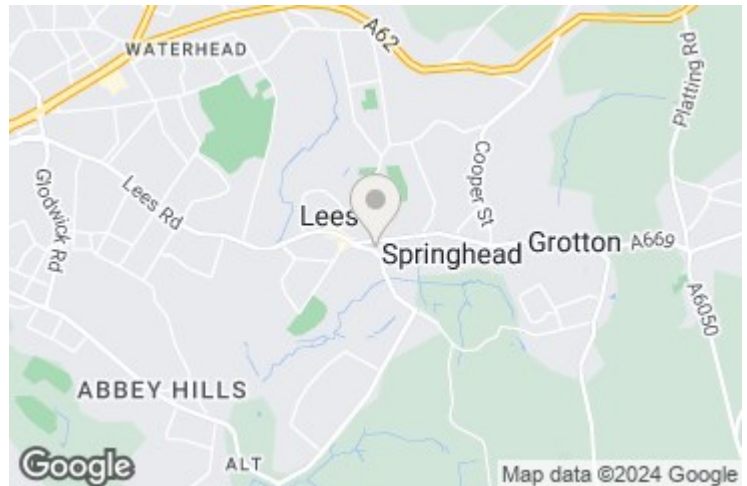
All main services are installed.

### IMPORTANT NOTICE -

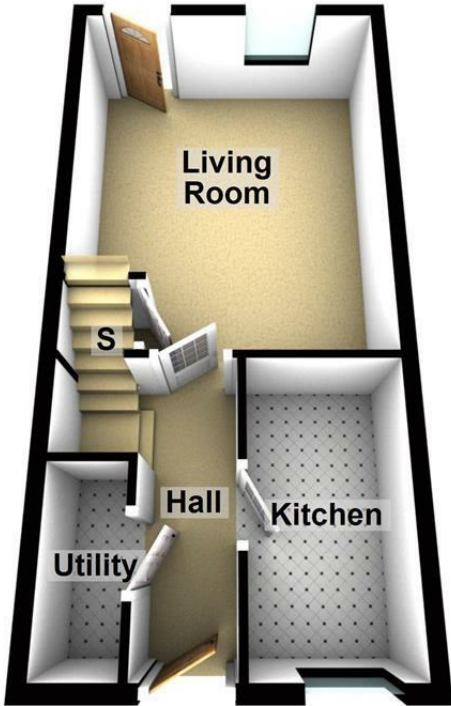
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

### DISCLAIMER -

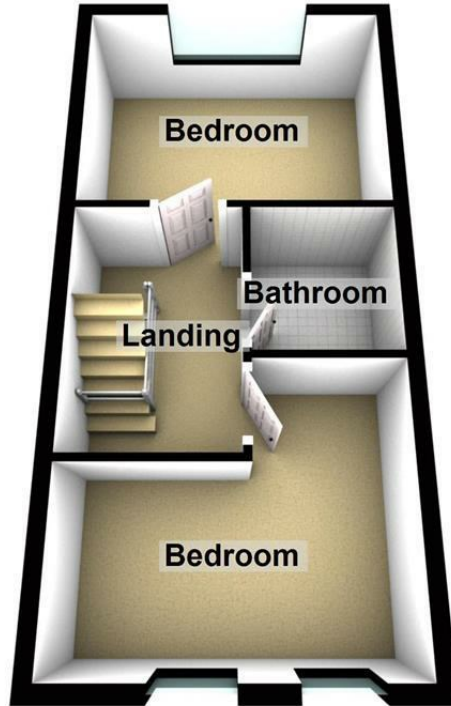
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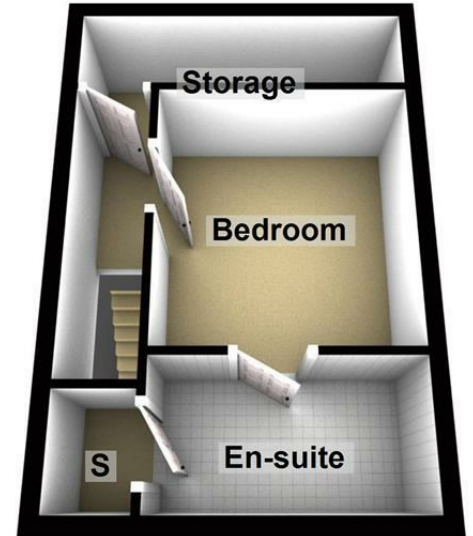
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	
(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	