



14 Sunny Bank, Lees, Oldham, OL4 5BS
Reduced To £147,500

STONE TERRACE | OPEN PLAN LOUNGE & KITCHEN | TWO BEDROOMS | NO CHAIN | SUIT A FTB | The house on Sunny Bank comprises of a vestibule, open plan lounge and kitchen, two bedrooms, bathroom & WC and landing. The outside reveals a forecourt and yard to rear with a brick store. The Lees Village Centre is close by providing a range of local shops, bars and restaurants.

ACCOMMODATION

GROUND FLOOR

VESTIBULE

LOUNGE & KITCHEN

13'11" x 24'2" (4.26 x 7.39)



Single drainer, stainless steel, sink unit. Gas hob, electric oven and extractor. A range of wall and base units with work tops and splash back tiling.

FIRST FLOOR

BEDROOM ONE

13'11" x 13'8" (4.26 x 4.17)



BEDROOM TWO

7'10" x 7'1" (2.41 x 2.18)



BATHROOM & WC

5'10" x 4'11" (1.80 x 1.50)



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

LANDING

EXTERNALLY



Forecourt and enclosed yard to rear with a brick store.

SERVICES -

All main services are installed.

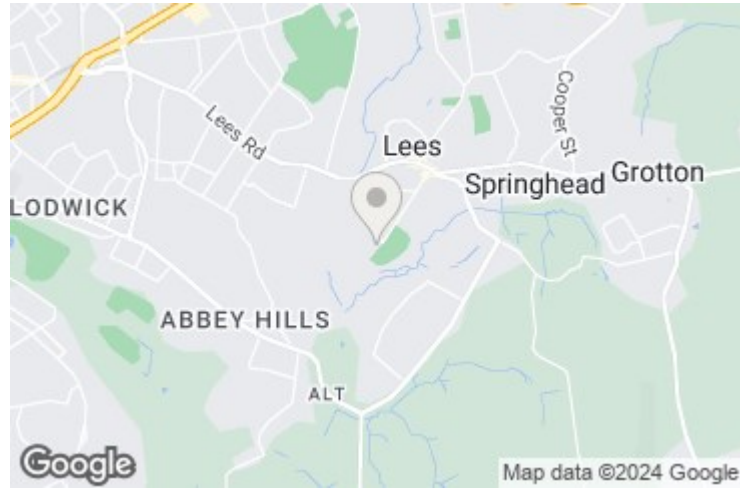
IMPORTANT NOTICE -

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.

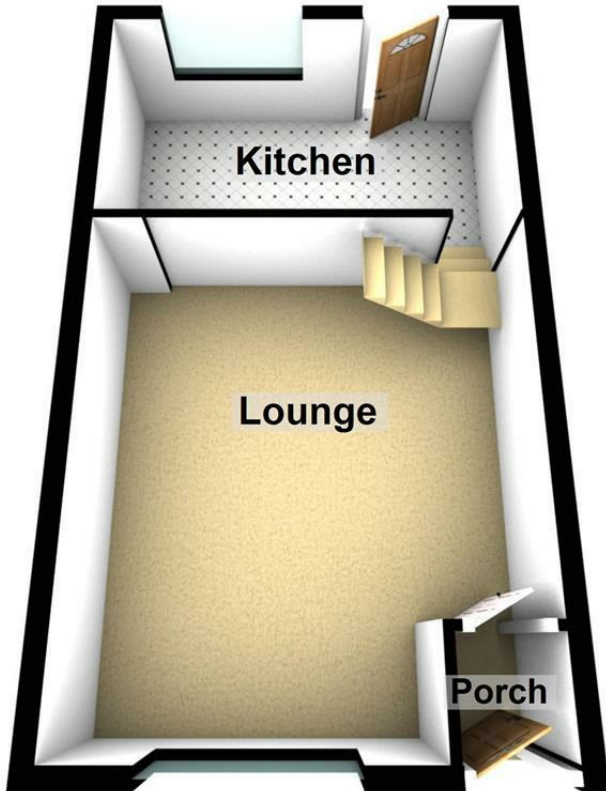
DISCLAIMER -

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

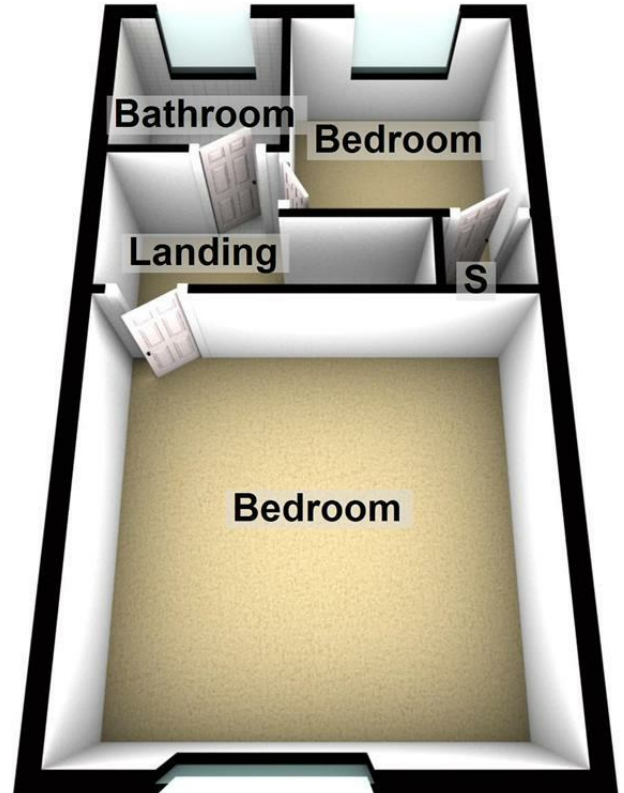
provided and condition of the property and no warranty is given by the vendor, their agents or any other person in their employment. The property is offered subject to contract and still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing.




Ground Floor



First 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 

	62	82
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