



**Rose Cottage Beckett Street, Lees, Oldham, OL4 3JY**  
**Offers In The Region Of £375,000**

ROSE COTTAGE BUILT 1826 | FREEHOLD | FOUR STOREY | TWO RECEPTION ROOMS | FOUR BEDROOMS | THREE BATH/SHOWER ROOMS | LARGE GARDEN | NO CHAIN | VIEWING HIGHLY RECOMMENDED | Rose cottage is spacious throughout and very well maintained. The ground floor offers an entrance porch, hall, lounge and dining area, sitting room, kitchen, utility room and cloaks & WC. The lower ground floor has a hall and office, bedroom and shower room. The first floor has two bedrooms, the master with an en-suite shower room, bathroom & WC and landing. The second floor provides a large bedroom. The outside reveals parking for two cars at the front and a private, large garden and patio area. Located close to the Lees Village Centre which provides a range of local shops, bars and restaurants.

## ACCOMMODATION

### GROUND FLOOR

### PORCH

### HALL



### CLOAKS & WC

7'1" x 4'3" (2.16 x 1.30)

Two piece white suite.

### BASEMENT

### HALL & OFFICE AREA

13'7" x 15'8" maximum dimensions (4.16 x 4.78 maximum dimensions)



### BEDROOM

13'1" x 14'0" (4.00 x 4.28)



### LOUNGE & DINING AREA

15'2" x 22'8" (4.63 x 6.93)



This room is on 2 levels. The lounge area is on the lower level and the dining area is a couple of steps up from the lounge.

### SITTING ROOM

14'6" x 15'0" (4.42 x 4.58)



Large bay window.

### KITCHEN

14'6" x 11'3" (4.43 x 3.45)



Double bowl, sink unit. Range cooker. A range of wall and base units with worktops and splash back.

### UTILITY ROOM

5'3" x 7'6" (1.61 x 2.30)

### SHOWER ROOM

4'10" x 5'7" (1.48 x 1.72)



Two piece white suite, shower cubicle.

## FIRST FLOOR

### BEDROOM ONE

11'9" x 15'2" (3.60 x 4.64)



Fitted robes.

### EN-SUITE SHOWER ROOM

4'9" x 5'9" (1.45 x 1.77)



Two piece white suite, shower cubicle.

### BEDROOM TWO

12'9" x 8'7" (3.91 x 2.62)



Fitted robes.

## BATHROOM & WC

11'5" x 5'7" (3.49 x 1.72)



Three piece suite white, tiling.

## LANDING

## SECOND FLOOR

### ATTIC BEDROOM

13'8" x 14'5" (4.17 x 4.40)



## EXTERNALLY



Parking at the front for two cars. There is a very large, private garden area with a patio and mature garden.

### 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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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.



