

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



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)

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)



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.

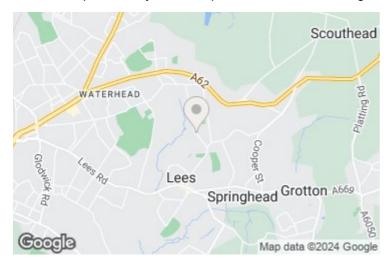
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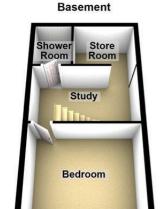
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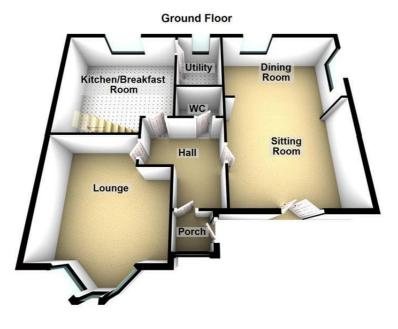
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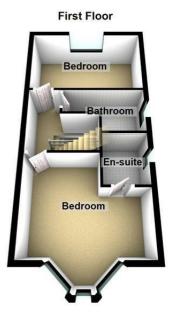
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Second Floor



