



3 Rhodes Avenue, Lees, Oldham, OL4 5DU

£220,000

SEMI DETACHED BUNGALOW | BEAUTIFULLY MAINTAINED | TWO BEDROOMS | TWO RECEPTION ROOMS | LARGE REAR GARDEN | The bungalow on Rhodes Avenue comprises kitchen, lounge, dining room, two bedrooms and shower room. There is a garden area at the front, side patio area and a large rear garden with a covered patio area. The property has the first garage in the block with parking in front. Located close to the Lees Village Centre which provides a range of local shops, bars and restaurants.

ACCOMMODATION

GROUND FLOOR

KITCHEN

259 x 327 (78.94m x 99.67m)



One and a half bowl, sink unit. Electric hob, oven and extractor. Integrated fridge, freezer, washing machine and dishwasher. A range of wall and base units with quartz worktops and splash back.

LOUNGE

3.04 x 4.74 (0.91m.1.22m x 1.22m.22.56m)

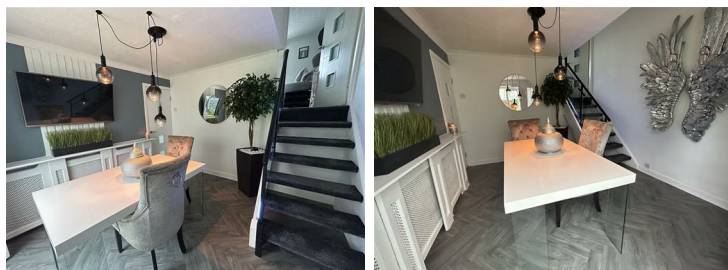


FIRST FLOOR

LANDING

DINING ROOM

306 x 334 (93.27m x 101.80m)



Glass staircase to the second floor.

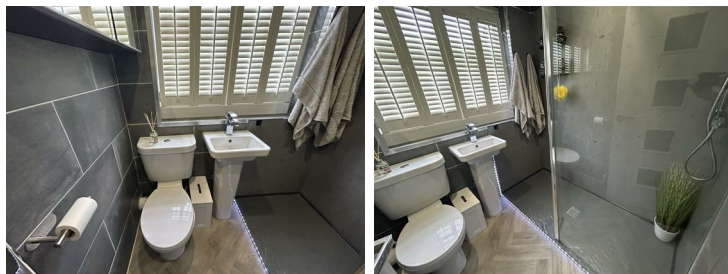
BEDROOM TWO

8'5" x 7'5" (2.57 x 2.28)

To rear.

SHOWER ROOM

5'2" x 5'1" (1.60 x 1.57)



Walk in shower, two piece white suite.

SECOND FLOOR

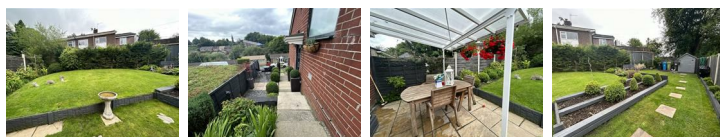
BEDROOM ONE

13'3" x 11'8" (4.05 x 3.56)



Fitted robes.

EXTERNALLY



Front garden, side patio area and a large rear garden which extends into the corner. There is a covered patio area off the dining room. The property has the first garage in the block at the side with parking in front.

SERVICES -

All main services are installed.

IMPORTANT NOTICE -

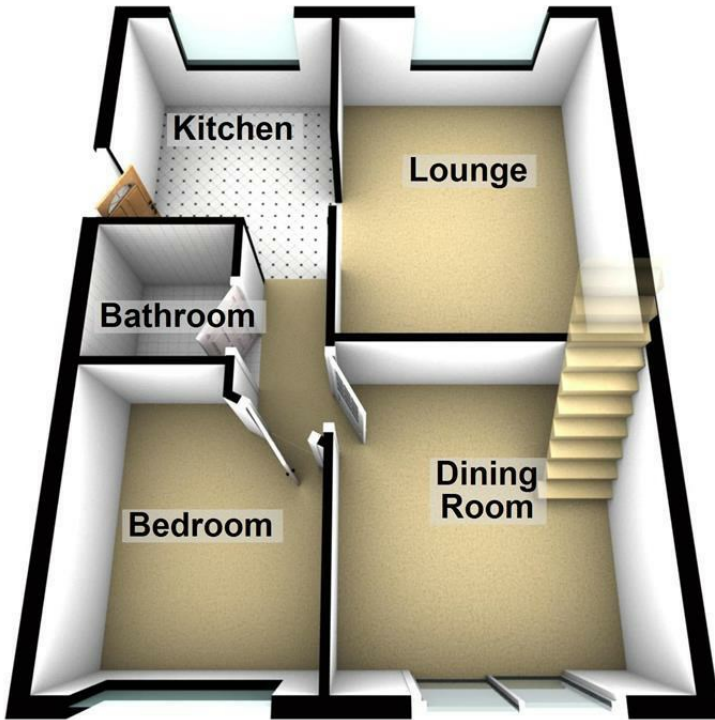
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

DISCLAIMER -

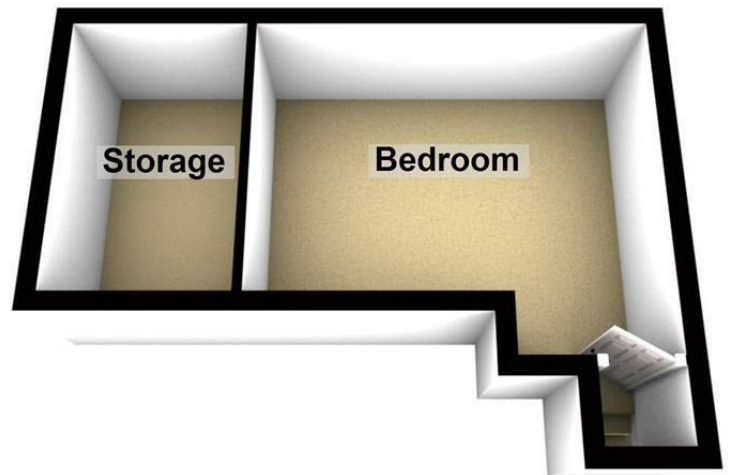
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Ground Floor



First Floor



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		
		87
	71	
England & Wales	EU Directive 2002/91/EC	