



**471 Lees Road, Salem, Oldham, OL4 3AF**  
**£129,950**

IDEAL FIRST PURCHAE | FULLY MODERNISED | NO CHAIN | TWO DOUBLE BEDROOMS | VIEWING ADVISED |  
The house on Lees Road comprises of a vestibule, lounge, kitchen diner, two bedrooms, bathroom & WC and landing. There is a small forecourt and large enclosed yard to rear with a decked patio area. Close to local amenities and public transport.

## ACCOMMODATION

### GROUND FLOOR

#### VESTIBULE

#### LOUNGE

13'6" x 14'5" (4.12 x 4.40)



#### KITCHEN DINER

10'6" 9'10" (3.22 x 3.01)



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

### FIRST FLOOR

#### BEDROOM ONE

13'5" x 8'6" (4.10 x 2.60)



To the front.

#### BEDROOM TWO

10'7" x 10'4" (3.25 x 3.15)



To rear.

#### BATHROOM & WC

8'5" x 5'4" (2.57 x 1.65)



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

#### LANDING

## EXTERNALLY



Small forecourt, large enclosed courtyard to rear with a decked patio.

### SERVICES -

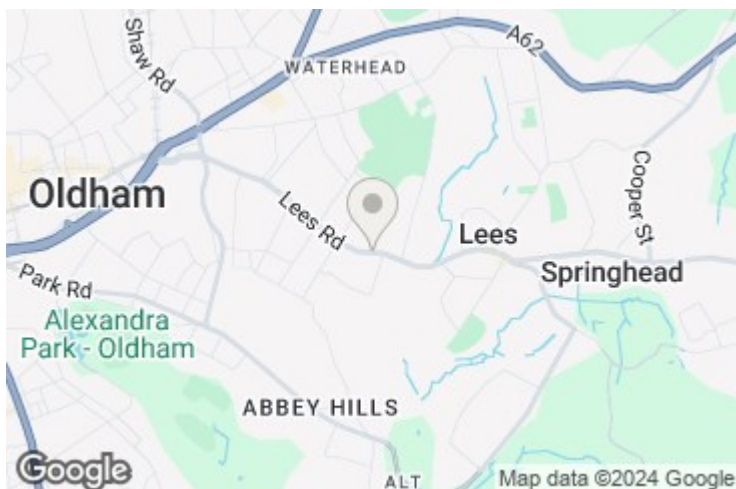
All main services are installed.

### IMPORTANT NOTICE -

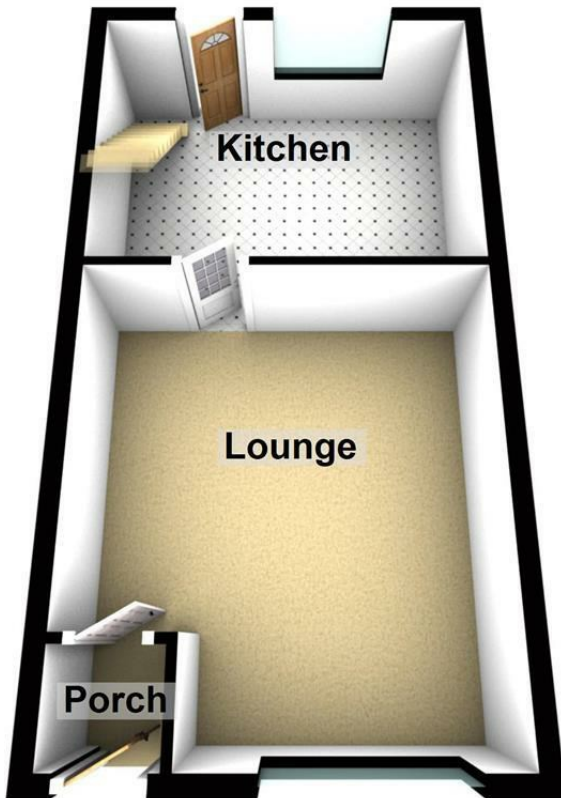
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

### DISCLAIMER -

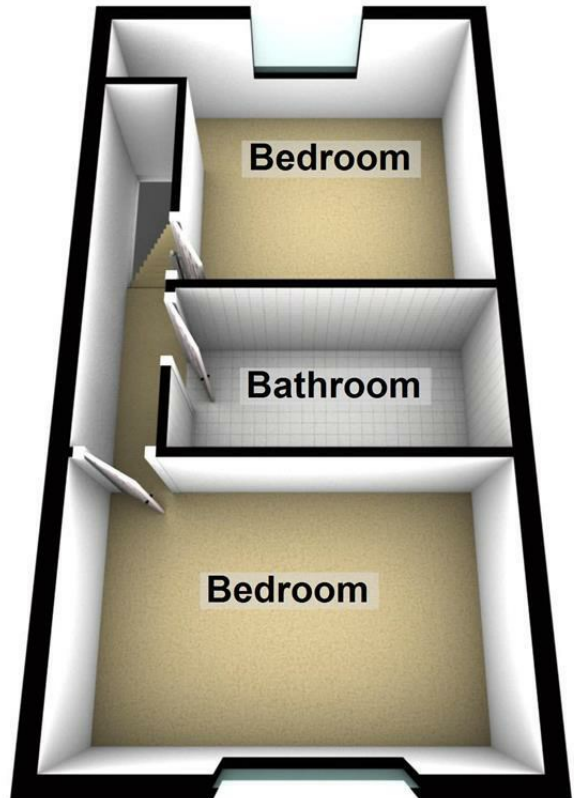
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## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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>		
	73	88
	EU Directive 2002/91/EC 