



3 Pine Way, Lees, Oldham, OL4 3DU
Offers In The Region Of £265,000

EXTENDED SEMI DETACHED HOUSE | TWO LOUNGES | THREE BEDROOMS | IDEAL FOR A FAMILY | The house on Pineway comprises of an entrance porch, lounge, kitchen diner, rear lounge, three bedrooms, bathroom & WC and landing. The garage has been converted to a workshop and utility area. There is a front garden, side driveway, private rear garden with a patio area and artificial grass. Situated on a cul de sac close to open space and local shops in Lees. Viewing comes highly recommended.

ACCOMMODATION

GROUND FLOOR

PORCH

LOUNGE

15'4" x 12'4" (4.68 x 3.76)



KITCHEN DINER

15'2" x 8'7" (4.64 x 2.63)



Sink unit, electric hob, oven, extractor, fridge and freezer. A range of wall and base units with worktops and splash back tiling.

REAR LOUNGE

15'4" x 9'0" (4.68 x 2.76)



FIRST FLOOR

BEDROOM ONE

8'10" x 11'0" (2.71 x 3.36)



To the front.

BEDROOM TWO

8'7" x 10'5" (2.62 x 3.18)



To rear.

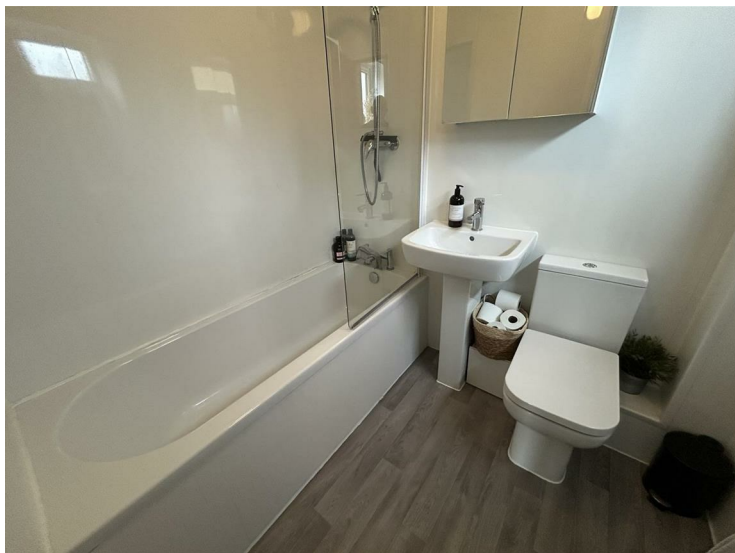
BEDROOM THREE

6'3" x 10'4" (1.92 x 3.16)



To the front.

BATHROOM & WC



Three piece suite, shower over the bath and shower screen, tiling.

LANDING

GARAGE/WORKSHOP

The garage has been converted to a workshop with a utility area at the rear.

EXTERNALLY



Front garden, side driveway with off road parking, rear garden with a patio area and artificial grass.

SERVICES -

All main services are installed.

IMPORTANT NOTICE -

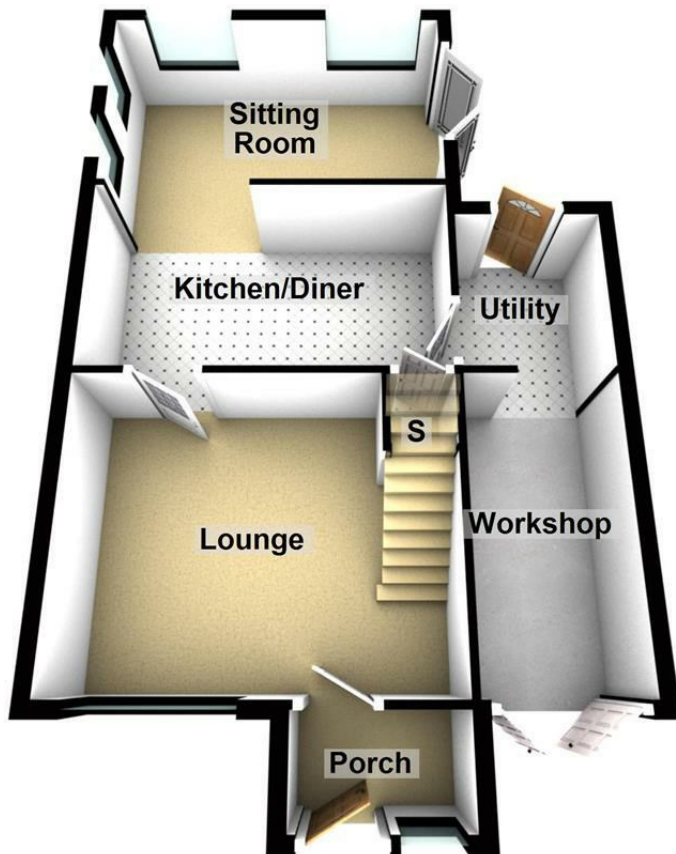
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

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	73	85
	EU Directive 2002/91/EC 