



32 West Street, Lees, Oldham, OL4 5AT
Offers In The Region Of £199,950

LARGE STONE PROPERTY | THREE STOREY | TWO RECEPTION ROOMS | THREE BEDROOMS | PRIVATE REAR GARDEN | VIEWING STRONGLY RECOMMENDED| The house on West Street comprises of an entrance hall, front lounge, rear lounge, kitchen, three bedrooms, bathroom & WC and landing . The outside reveals a private, good size rear courtyard with artificial grass and 3 stone built stores. Located close to the Lees Village Centre which provides a range of local shops, bars and restaurants.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL



FRONT LOUNGE

13'1" x 13'1" (4.01 x 3.99)



REAR LOUNGE

14'2" x 13'5" (4.34 x 4.09)



KITCHEN

8'10" x 10'4" (2.71 x 3.16)



Single drainer, stainless steel, sink unit. A range of wall and base units with worktops.

FIRST FLOOR

BEDROOM ONE

15'3" x 13'1" (4.65 x 3.99)



To the front.

BEDROOM TWO

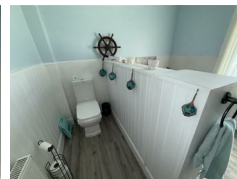
11'7" x 13'3" (3.54 x 4.06)



To rear.

BATHROOM & WC

9'2" x 10'4" (2.80 x 3.16)



Three piece white suite, shower cubicle, tiling.

LANDING

Stairs leading to the second floor.

SECOND FLOOR

ATTIC BEDROOM

12'9" x 10'2" (3.89 x 3.12)



EXTERNALLY



Good size rear courtyard with artificial grass and 3 stone built stores.

SERVICES -

All main services are installed.

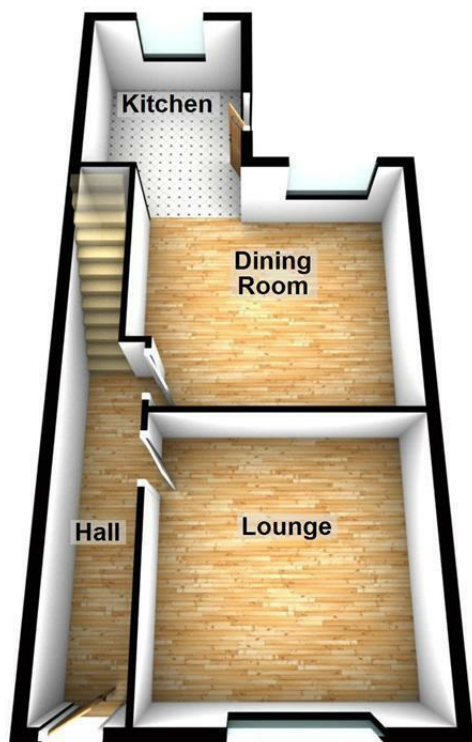
IMPORTANT NOTICE -

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.

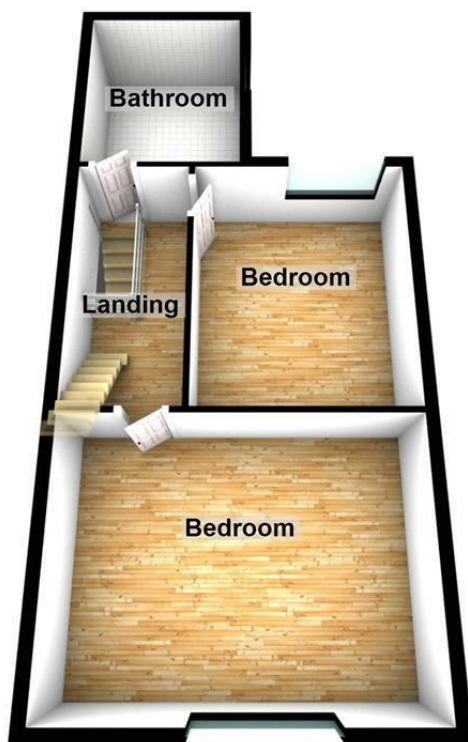
DISCLAIMER -

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Ground Floor



First Floor



Second Floor

