wild & griffiths
residential solutions

26 Sunny Bank, Lees, Oldham, OL4 5BS
Offers In The Region Of £195,000

STONE TERRACE | THREE BEDROOMS INC A LARGE ATTIC BEDROOM | TWO BATH/SHOWER ROOMS |
The house on Sunny Bank is well worthy of an early inspection and comprises of a vestibule, lounge, kitchen diner, two first floor bedrooms, bathroom & WC and landing leading to a large attic bedroom with an en-suite shower room. There is a forecourt and attractive, large, rear courtyard. Located close to the Village Centre of Lees provides a range of local shops, bars and restaurants.

ACCOMMODATION

GROUND FLOOR

VESTIBULE

LOUNGE
14'1 x 13'6 (4.29m x 4.11m)

KITCHEN
14'1 x 10'2 (4.29m x 3.10m)

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

FIRST FLOOR

BEDROOM ONE
14'1 x 8'2 (4.29m x 2.49m)

To the front.

BEDROOM TWO
9'4 x 7'2 (2.84m x 2.18m)

To rear.

BATHROOM & WC
4'1 9'9 (1.24m 2.97m)

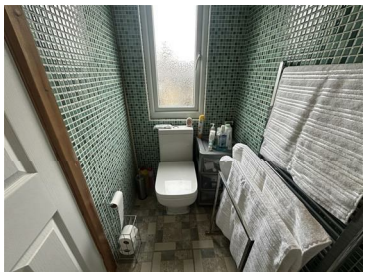
Three piece white suite, shower over the bath, fully tiled.

LANDING

SECOND FLOOR

ATTIC BEDROOM
13'8 x 19'5 (4.17m x 5.92m)

EN-SUITE SHOWER ROOMK
3'7 x 9'9 (1.09m x 2.97m)



Shower cubicle, two piece white suite, fully tiled.

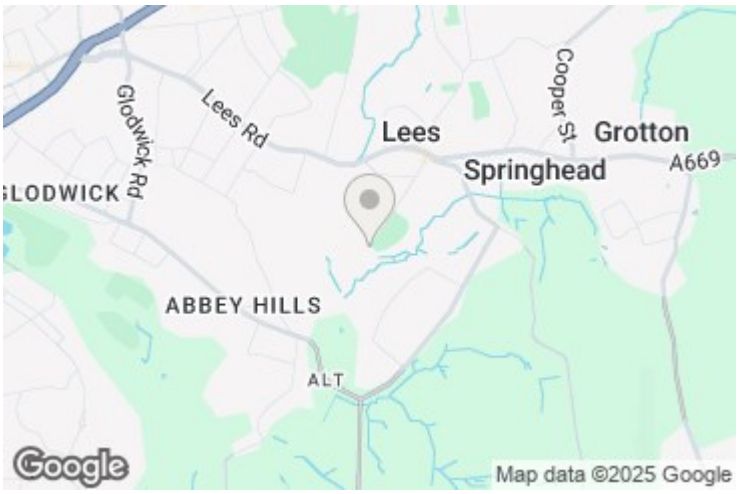
EXTERNALLY

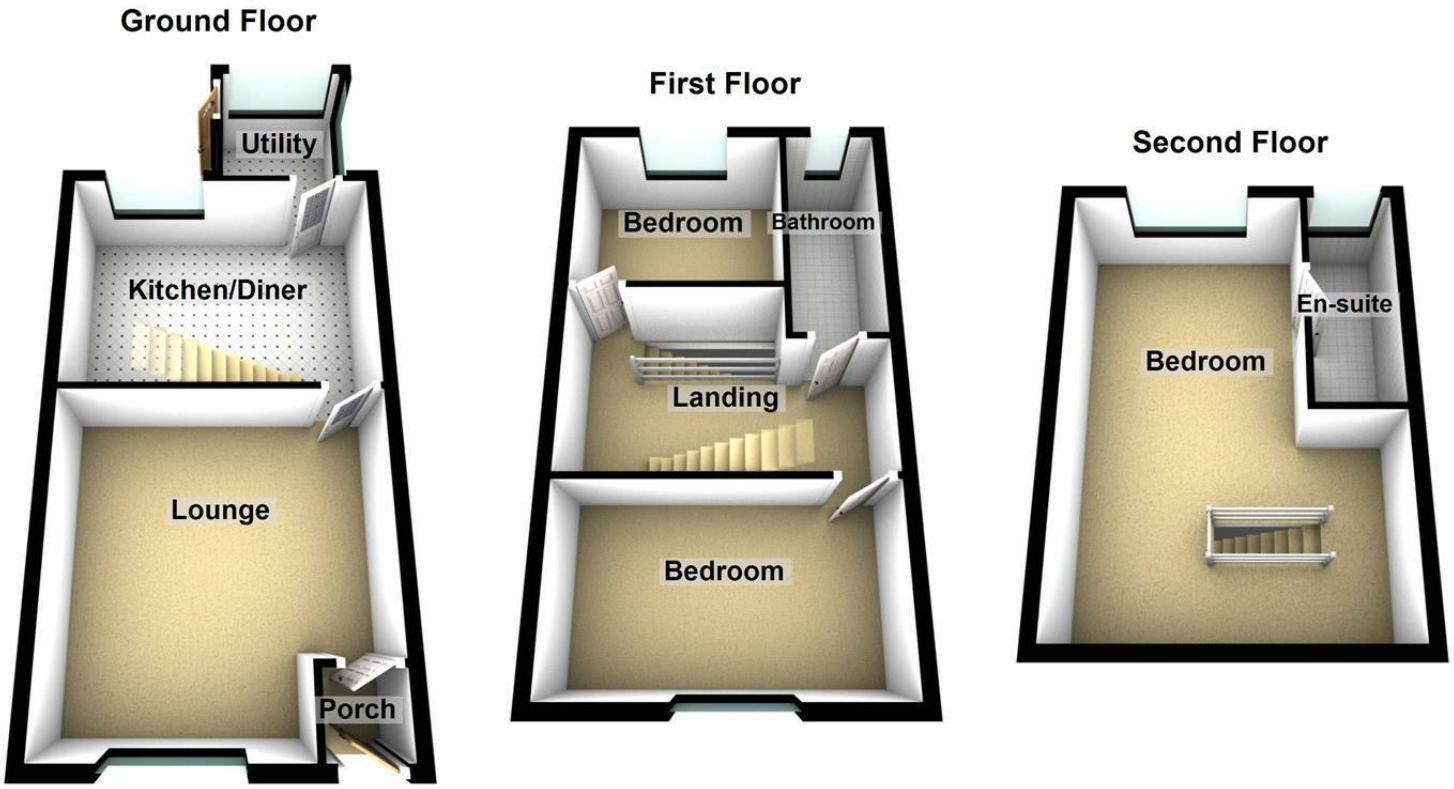
Forecourt and large rear courtyard.

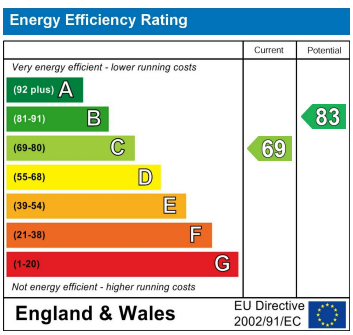
SERVICES -
All main services are installed.

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.







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