



38 West Street, Lees, Oldham, OL4 5AT
£159,950

MID TERRACE | SUPERB INTERIOR | TWO BEDROOMS | OCCASIONAL ATTIC ROOM | COMMUNAL YARD | IDEAL FOR A FIRST TIME BUYER | The house on West Street comprises of a vestibule, lounge, kitchen diner, two bedrooms, bathroom & WC, landing and an occasional attic room. There is a communal courtyard to rear. Located close to the Lees Village Centre which provides a range of local shops, bars and restaurants.

ACCOMMODATION

GROUND FLOOR

VESTIBULE

LOUNGE

13'9" x 13'1" (4.20 x 3.99)



KITCHEN



Single drainer, polycarbonate, sink unit. Electric hob, oven, extractor, fridge and freezer. A range of wall and base units with worktops and splash back.

FIRST FLOOR

BEDROOM ONE

13'0" 10'8" (3.98 3.27)



To the front.

BEDROOM TWO

7'6" 10'5" (2.30 3.19)



To rear.

BATHROOM & WC

5'11" x 4'11" (1.81 x 1.50)



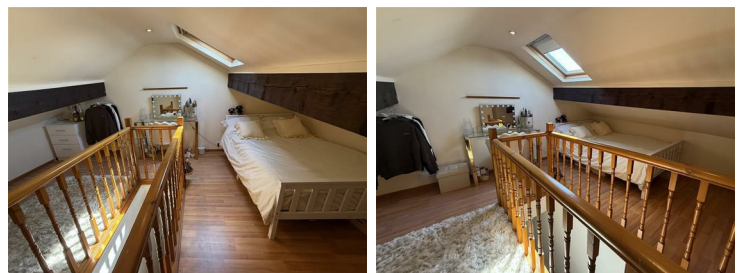
Three piece white suite, shower over the bath, fully tiled.

LANDING

SECOND FLOOR

OCCASIONAL ATTIC ROOM

12'9" x 8'0" (3.91 x 2.46)



EXTERNALLY



Communal yard to rear.

SERVICES -

All main services are installed.

IMPORTANT NOTICE -

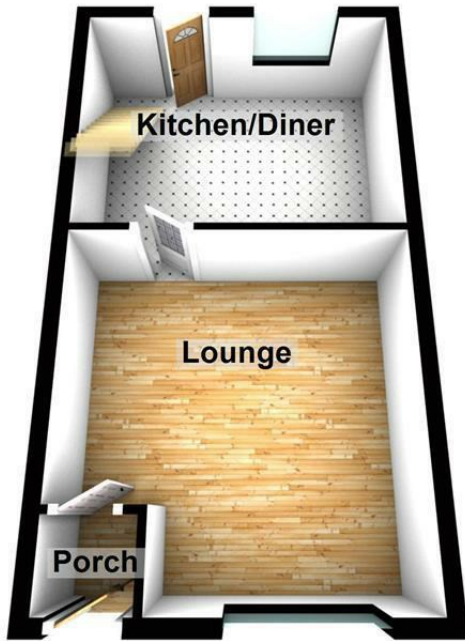
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

DISCLAIMER -

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Ground Floor



First Floor



Second Floor

