# wild griffiths residential solutions



# 6 Livingstone Street, Lees, Oldham, OL4 5BY £195,000

SUPERIOR BAY WINDOWED TERRACE | LARGE REAR GARDEN | TWO BEDROOMS | IDEAL FOR A FTB | The house on Livingstone Street comprises of a hall, lounge, kitchen, two bedrooms, bathroom & WC and landing. There is a forecourt garden, decked rear court and over the Lane is a parking space and further large garden area. VIEWING COMES HIGHLY RECOMMENDED. Located within walking distance of the Lees Village Centre which provides a range of local shops, bars and restaurants.

#### **ACCOMMODATION**

#### **GROUND FLOOR**

#### **HALL**

#### **LOUNGE**

12'10 x 11'5 (3.91m x 3.48m)







#### **KITCHEN**

12'9 x 6'4 (3.89m x 1.93m)







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

#### **FIRST FLOOR**

#### **BEDROOM ONE**

16 x 10'3 (4.88m x 3.12m)







**BEDROOM TWO** 

8'10 x 7'8 (2.69m x 2.34m)



#### **BATHROOM & WC**

6'3 x 4'5 (1.91m x 1.35m)





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

#### **LANDING**

#### **EXTERNALLY**







Forecourt garden, decked rear courtyard, further garden area and parking over the Lane.

#### **SERVICES -**

All main services are installed.

#### **IMPORTANT NOTICE -**

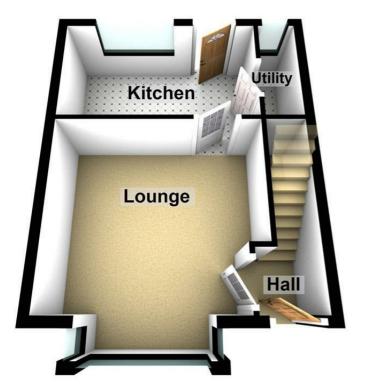
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

#### **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**

