



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 -

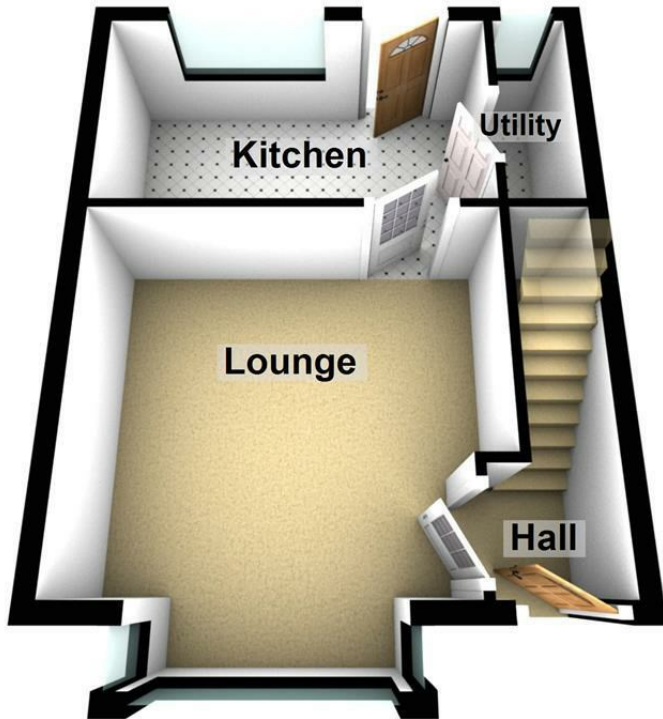
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

DISCLAIMER -

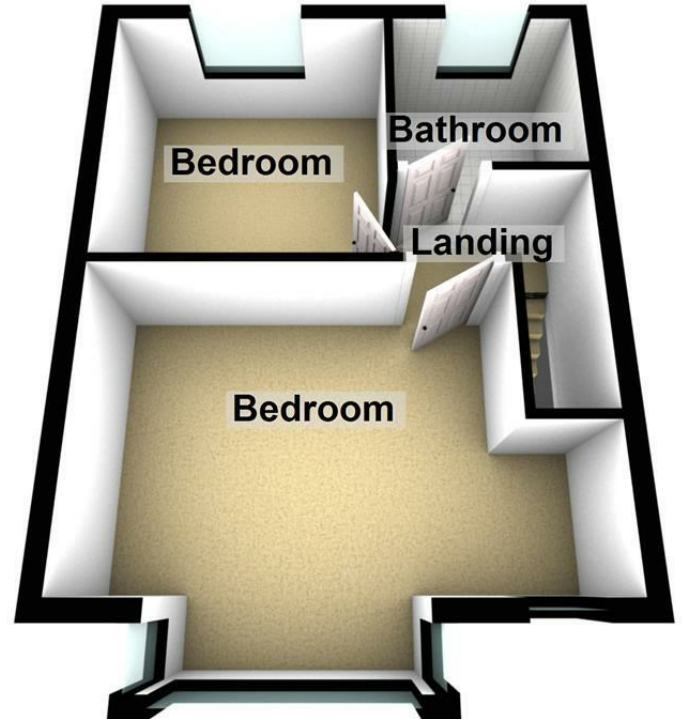
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Ground Floor



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	72	85
	EU Directive 2002/91/EC 