



18 Sloane Avenue, Lees, Oldham, OL4 3NZ

£280,000

Spacious 3 bedroom semi detached dormer bungalow in a quiet Cul-De-Sac with large gardens, driveway and garage. Highly desirable upper Lees location. The property is presented in turnkey condition and ready to move in to.

A beautifully renovated and well maintained 3 bedroom (all double) semi detached dormer bungalow, positioned in a quiet cul-de-sac ideal for a range of buyers. The property offers modern comfort, versatile living space and generous gardens.

UPVC Double Glazing (fully serviced boiler) (consumer unit upgraded 2025) mains smoke alarms 2024 loft conversion 2024 (building regulations compliant)

Located in the sought after upper Lees area close to the Saddleworth Villages and Strinesdale Nature Reserve, with access to scenic countryside walks and far reaching views. Conveniently placed for Lees Village, Oldham Town Centre and excellent transport links, including the Metro Link providing direct access to Manchester city centre (40 mins) and motorway network.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

Spacious Porch with ample areas for coats and shoes. Newly fitted flooring.

LOUNGE

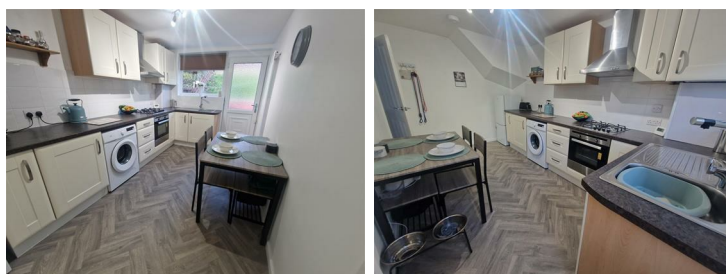
14'11" x 17'5" (4.56 x 5.32)



Spacious and light-filled, featuring an inset electric fireplace with mood lighting (Housing Units) recently fitted carpet and large understairs storage cupboard.

KITCHEN

13'10" x 8'0" (4.22 x 2.46)



Contemporary kitchen with ample storage, inset oven, gas hob, filtered water tap, space for appliances and room for a family dining table.

BATHROOM & WC

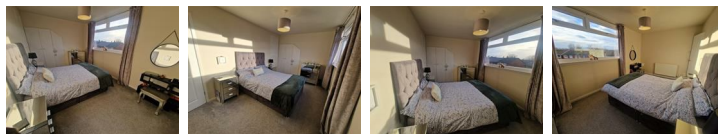
5'7" x 5'9" (1.72 x 1.76)



White modern three piece suite with a shower over the bath, neutral tiling, chrome vertical radiator and newly fitted flooring.

MASTER BEDROOM

9'0" x 14'4" (2.75 x 4.39)



First floor. Generous master bedroom with built in eaves storage/wardrobe area and additional cupboard.

SECOND FLOOR

BEDROOM TWO

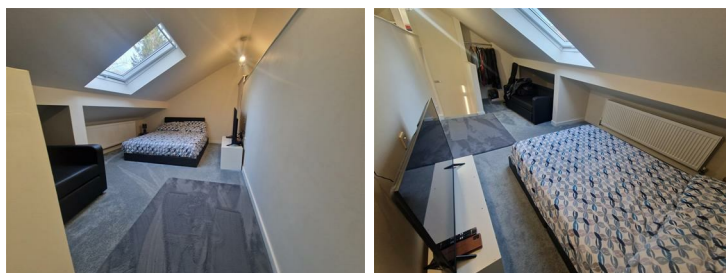
7'8" x 8'11" (2.34 x 2.73)



Comfortable Double with newly fitted carpet

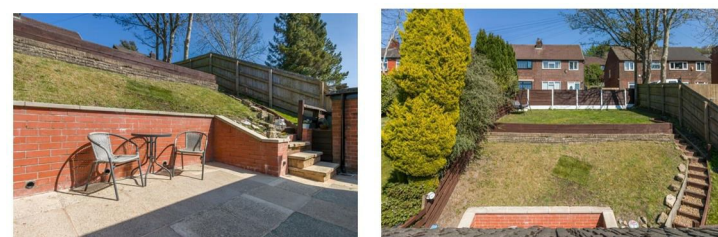
BEDROOM THREE

9'3" x 17'5" (2.82 x 5.32)



Loft conversion. Spacious double with velux window overlooking rear garden, ample storage areas

EXTERNALLY



Front, recently re-turfed lawn with border planting. Large driveway provides parking for multiple cars and leads to a detached garage with power, lighting and rear access. Rear, private well designed garden with a large patio, leading to a two tier lawn offering plenty of space for relaxing and entertaining.

SERVICES -

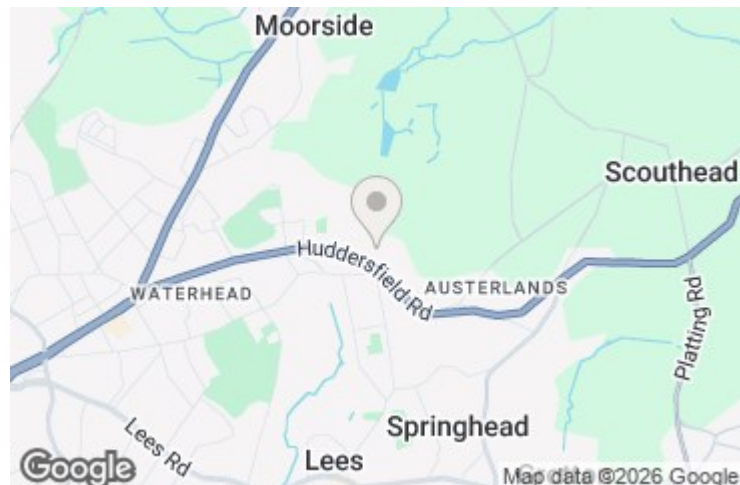
All main services are installed.

IMPORTANT NOTICE -

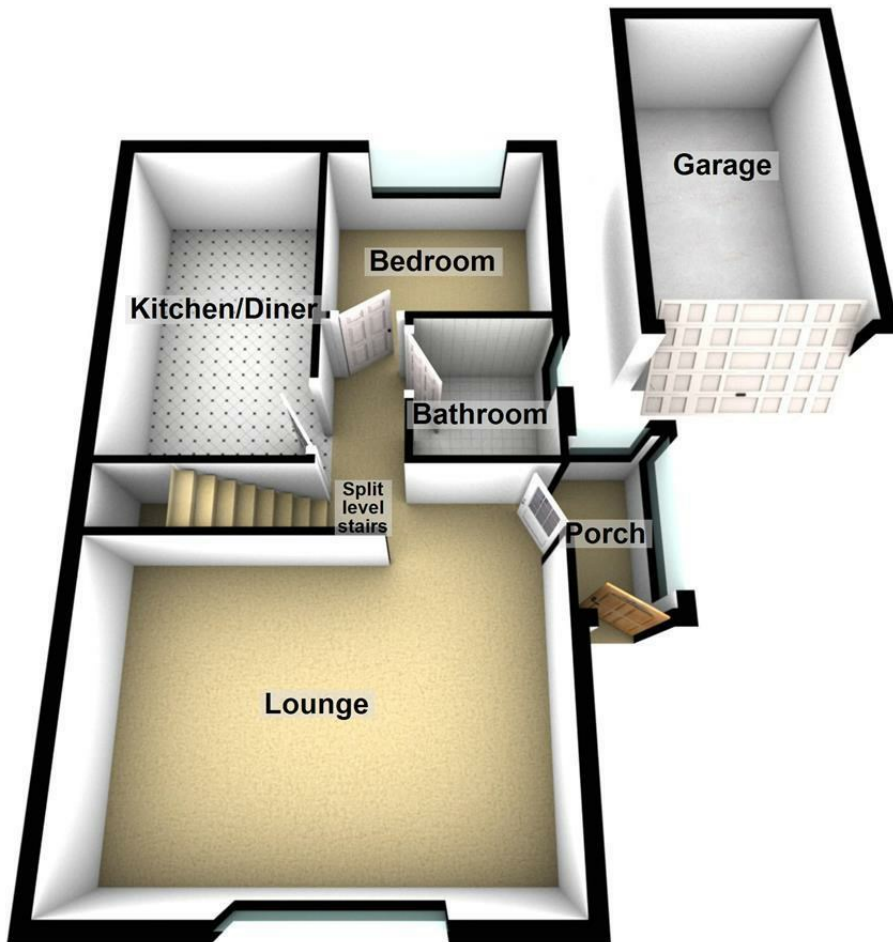
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

DISCLAIMER -

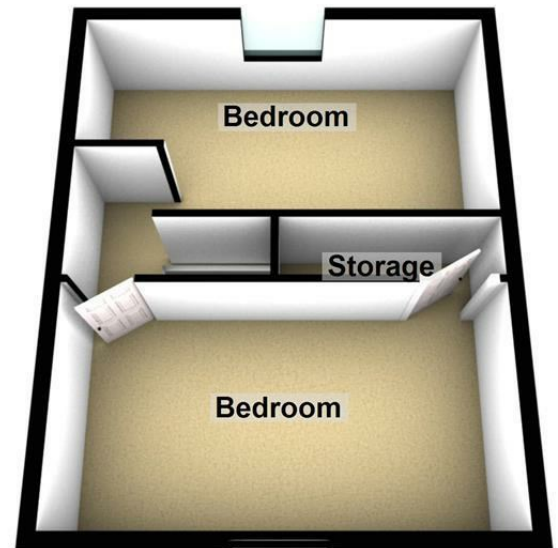
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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small> 