



**110 Spring Lane, Lees, Oldham, OL4 5BD**  
**Offers In The Region Of £170,000**

END TERRACE | TWO DOUBLE BEDROOMS | REAR GARDEN & GARAGE | FURTHER POTENTIAL | IDEAL FOR A FTB |  
The house on Spring Lane comprises of an entrance porch, lounge, kitchen diner, two bedrooms, shower room & Landing. There is a forecourt, side passageway leading to the rear garden which has a garage and greenhouse. Located close to the Lees Village Centre which provides a range of local shops, bars and restaurants.



## ACCOMMODATION

### GROUND FLOOR

#### PORCH

#### LOUNGE

15 x 15'4 (4.57m x 4.67m)



#### KITCHEN DINER

15 x 13'2 (4.57m x 4.01m)



Single drainer, stainless steel, sink unit. Electric oven and hob.  
A range of wall and base units.

### FIRST FLOOR

#### BEDROOM ONE

15 x 12'1 (4.57m x 3.68m)



To the front.

#### BEDROOM TWO

9'10 x 13'4 (3.00m x 4.06m)



To rear.

#### SHOWER ROOM

4'7 x 9 (1.40m x 2.74m)

Shower cubicle, two piece white suite, fully tiled.

#### LANDING



## EXTERNALLY



Forecourt, side passageway leading to the rear garden which is private with a garage and greenhouse.

### SERVICES -

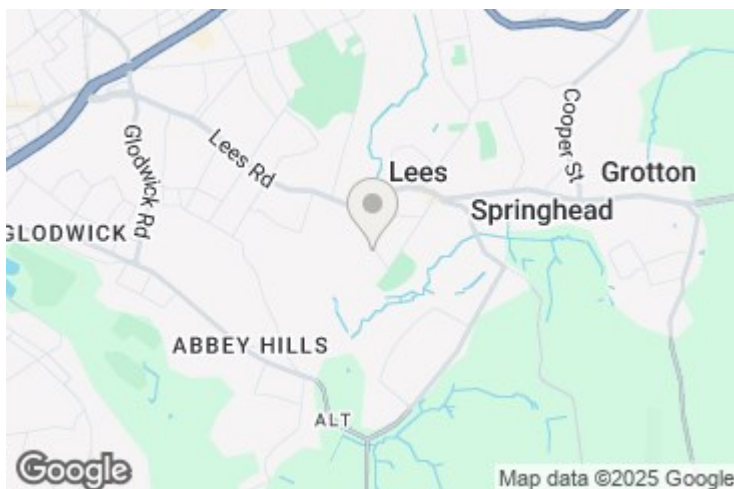
All main services are installed.

### 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.

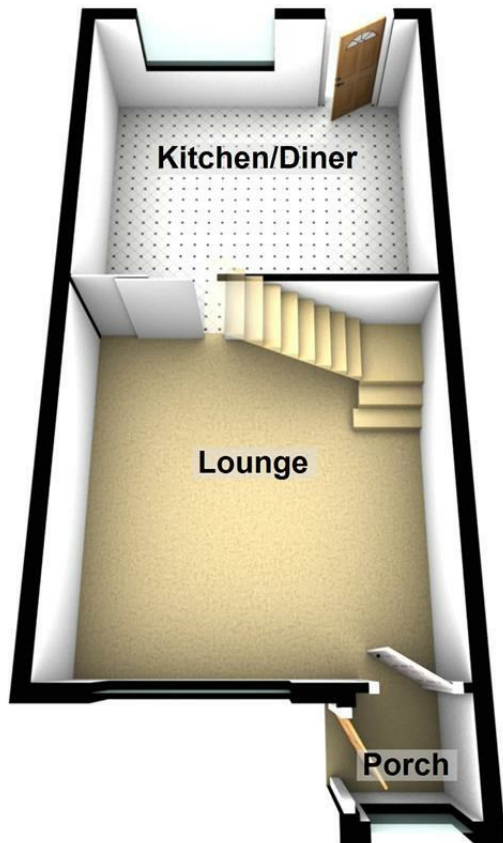
### DISCLAIMER -

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**Ground Floor**



**First Floor**

