



Birch Drive, Lees, Oldham, OL4 5DX

Price £275,000

Immaculate and impressive is this well planned three bedroom mid mews property offering ready to move into accommodation with parking for several vehicles, garage and a superbly sized rear garden of which only a full personal inspection will fully reveal.

The property is certainly a credit to the current owner where no stone has been unturned with accommodation that briefly comprises: Entrance hallway, bright and airy living room with double doors to the contemporary fitted dining kitchen with patio doors leading to the composite decked patio with glassed Veranda for those rainy days with the lovely garden beyond. Whilst to the first floor there are three bedrooms and a contemporary fitted bathroom/WC. To the outside there is a large tarmacadam driveway for several vehicles, garage and a great sized garden to the rear. The property is ideally located on a quiet and popular cul de sac and further benefits from Upvc double glazing and gas central heating ensuring that this property will appeal to even the most discerning of purchasers.

Must Be Viewed to Be Fully Appreciated!



GROUND FLOOR

Hall

Composite double glazed front door, stairs to the first floor, wooden flooring, radiator.

Lounge

12'10" x 13'3" (3.92m x 4.03m)

Lovely bright and airy room with Upvc double glazed bay window to front, fitted feature fire surround, wooden flooring, ceiling cornices, double opening doors to the fitted dining kitchen and radiator.

Kitchen/Dining Room

9'3" x 16'1" (2.81m x 4.90m)

Contemporary fitted dining kitchen with a matching range of base and wall units incorporating a 1 1/4 drainer sink and mixer with worktops, Range style cooker with extractor hood above, partially tiled walls, Upvc double glazed window to rear, wooden flooring, space for fridge freezer, inset ceiling spot lights, space for fridge freezer, dining area with Upvc double glazed patio doors leading to the decked rear garden are with Veranda for those ever so frequent rainy days, radiator.

FIRST FLOOR

Landing

Access to roof void with pull down ladders and sky light windows.

Bedroom 1

10'8" x 8'9" (3.25m x 2.66m)

Matching range of fitted wardrobes, top boxes and drawer and bedside units, Upvc double glazed window to front, wooden floor and radiator.

Bedroom 2

11'5" x 8'9" (3.48m x 2.66m)

Matching range of fitted wardrobes, top boxes and drawer and bedside units, Upvc double glazed window to rear, wooden floor and radiator.

Bedroom 3

7'10" x 8'2" (2.39m x 2.48m)

Currently used as a dressing room with a matching range of fitted wardrobes, top boxes and vanity unit, Upvc double glazed window to front, wooden floor and radiator.

Bathroom/WC

Contemporary fitted bathroom with walk in shower with mixer shower, vanity wash hand basin, low level WC, tiled walls, tiled floor, Upvc double glazed window to rear and heated towel rail.

OUTSIDE

Garage

15'3" x 8'5" (4.65m x 2.57m)

Up and over door, located on side road next to property and also accessed via walkway to rear.

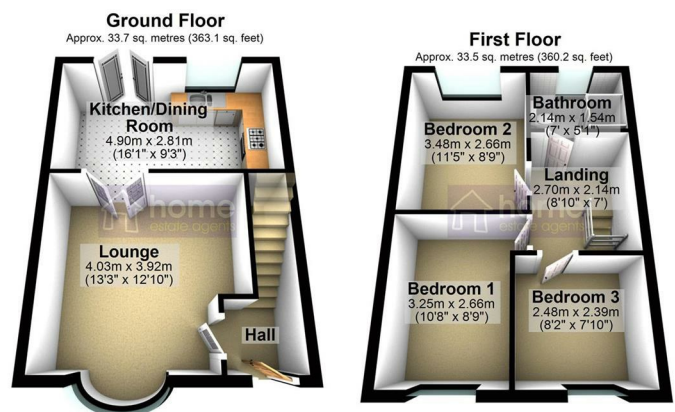
Gardens & Driveway

To the front is a superbly sized garden with large tarmac driveway providing parking for several vehicles with walled boundaries and paved seating area. Whilst to the rear is a great sized garden with composite decked patio area with glass Veranda for those every so frequent rainy days, large paved garden area with raised beds, fenced boundaries, storage shed, gate to rear access area.

DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/herself of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.



Total area: approx. 67.2 sq. metres (723.3 sq. feet)

