



Stanford Road
Oxford, OX1 3NF

Price £210,000

This beautifully presented two-bedroom semi-detached home is situated in a highly sought-after area of Lees, enjoying an elevated position set back from the road. Offering a perfect blend of charm, convenience, and modern living, the property is within walking distance of Lees village, where a range of shops, schools, bars, and restaurants can be found. For those who enjoy the outdoors, Strinesdale Country Park, Uppermill village, and scenic countryside walks are all within easy reach, while excellent transport links provide access to Oldham Town Centre and beyond.

The ground floor welcomes you with an entrance hall leading into a spacious lounge, ideal for relaxing and entertaining. The dining room benefits from French doors opening onto the rear garden, creating a seamless indoor-outdoor flow. The well-equipped kitchen offers a functional and stylish space for cooking.

Upstairs, the property boasts two generously sized bedrooms, each offering comfortable living space with plenty of natural light. The contemporary shower room is tastefully designed, featuring modern fixtures and fittings.

Externally, the front of the property includes a private driveway, with steps leading up to the entrance. The rear garden is a standout feature, offering a private and enclosed space to unwind. A decking area provides the perfect spot for outdoor dining and entertaining, while steps lead up to a substantial wooden-built outbuilding, complete with power and lighting, offering a versatile space that could be used as a home office, gym, or workshop.

This fantastic home is ideal for first-time buyers, young professionals, or those looking to downsize without compromising on space or location. With its excellent setting, modern interiors, and outdoor features, this property is a must-see. **Viewing Highly Recommended**



GROUND FLOOR

Entrance Hall

Door to front, stairs leading to first floor, door leading to:

Lounge 12'4" x 11'6" (3.77m x 3.50m)

Double glazed box window to front, radiator, door leading to:

Dining Room 17'3" x 14'7" (5.27m x 4.44m)

Radiator, door to storage cupboard, double glazed French doors leading out to rear garden, open plan to:

Kitchen 8'9" x 7'11" (2.67m x 2.41m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, integrated fridge/freezer, fitted washing machine, built-in eye level oven, built-in hob with extractor hood over, double glazed window to rear.

FIRST FLOOR

Landing

Double glazed window to side, doors leading to:

Bedroom 1 13'3" x 14'4" (4.05m x 4.37m)

Double glazed box window to front, radiator.

Bedroom 2 9'3" x 8'4" (2.82m x 2.54m)

Double glazed window to rear, radiator.

Shower Room 4'11" x 6'4" (1.50m x 1.93m)

Three piece suite comprising shower enclosure, wash hand basin and low-level WC tiled walls, double glazed window to rear, heated towel rail.

OUTSIDE

Paved driveway with steps leading up to the front of the property. Enclosed garden to the rear with decked area and steps leading up to versatile wooden built outbuilding with power and lighting.

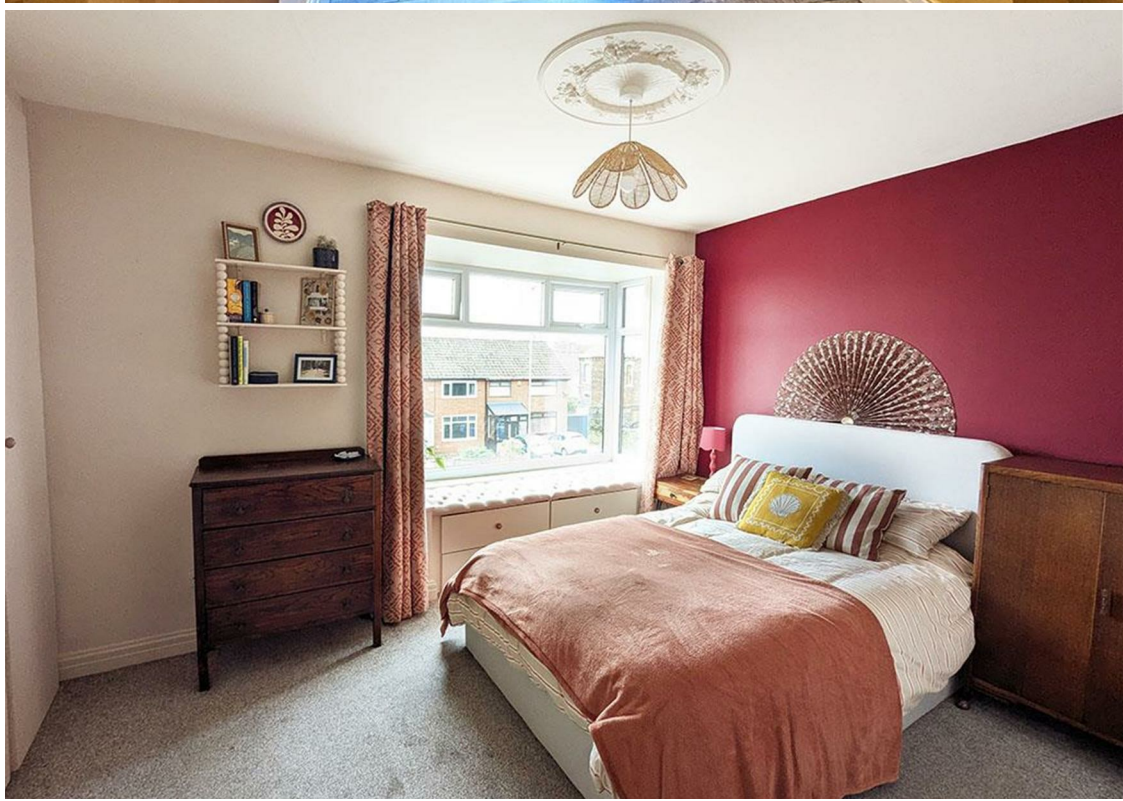
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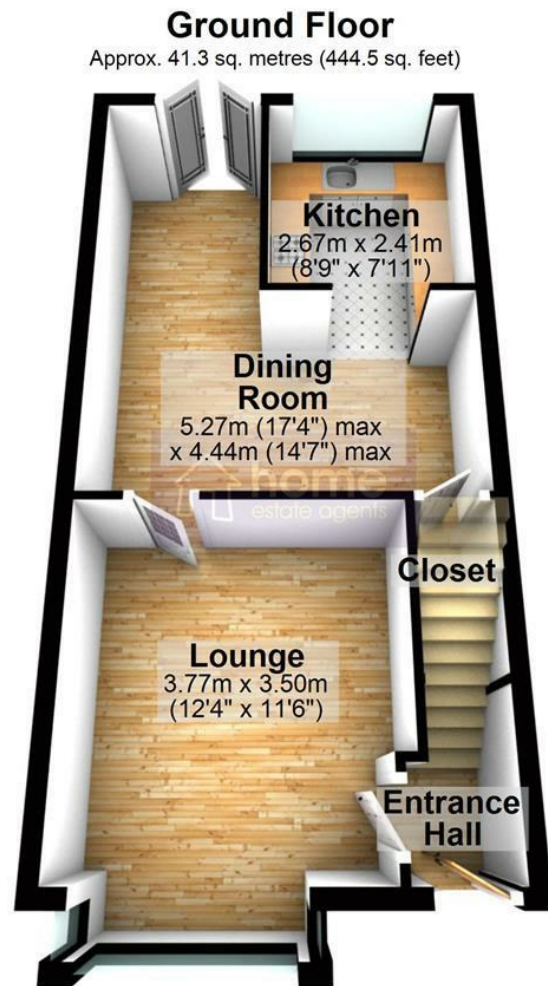
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Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. 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.

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Total area: approx. 70.5 sq. metres (758.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	71	85
(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		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
EU		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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EU		