



John Knott Street
Oldham, OL4 3DN

Offers over £375,000

This four-bedroom detached home is tucked away in a quiet and sought-after area of Lees, offering a peaceful setting while being just a short walk from the vibrant heart of Lees Village. Ideally situated close to local amenities, well-regarded schools, and excellent transport links, the property also benefits from lovely open green views to the rear, creating a sense of space and tranquillity.

Upon entering, you are welcomed into the entrance hall that sets the tone for the rest of the home. The kitchen is well-equipped and opens up to the dining area, providing a sociable layout perfect for family life and entertaining. French doors from the dining area lead directly out onto the rear garden, allowing for seamless indoor-outdoor living. The lounge is a warm and inviting space, while the adjoining conservatory offers a peaceful retreat with views over the garden.

Upstairs, the property boasts four generously sized bedrooms, each offering plenty of natural light and flexibility for use as guest rooms, home office or playrooms. The family bathroom is complemented by a separate WC, adding to the home's practicality for busy households.

Externally, the property continues to impress with a driveway to the front, providing ample off-road parking and access to an integral garage for additional storage or secure parking. The rear garden is a true highlight—private and enclosed, with a paved patio ideal for outdoor dining, steps down to a well-maintained lawn perfect for children or pets, and a raised decking area that makes an ideal spot to relax and enjoy the views beyond.

This is a fantastic opportunity to acquire a spacious and well-located family home in a desirable area, offering a blend of comfort, convenience, and outdoor space. Early viewing is highly recommended to appreciate all this home has to offer.



GROUND FLOOR

Entrance Hall

Door to front, double glazed window to front, radiator, stairs leading to first floor, door leading to garage, doors leading to:

Kitchen 11'11" x 10'2" (3.63m x 3.10m)

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 dishwasher, space for fridge/freezer, built-in eye level oven, built-in hob with extractor hood over, double glazed window to front, radiator, door leading out to side, open plan to:

Dining Room 12'3" x 8'2" (3.73m x 2.48m)

Double glazed window to side, radiator, double glazed French doors leading out to rear garden, double doors leading to:

Lounge 14'6" x 15'8" (4.42m x 4.77m)

Feature fireplace, radiator with inset electric fire, double glazed sliding door leading to:

Conservatory 12'4" x 8'6" (3.76m x 2.60m)

Double glazed windows to sides, double glazed French doors leading out to rear garden.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1 14'0" x 9'10" (4.27m x 2.99m)

Double glazed window to rear, fitted wardrobes, radiator.

Bedroom 2 12'2" x 16'4" (3.72m x 4.97m)

Double glazed window to front, fitted wardrobes, radiator.

Bedroom 3 10'2" x 7'6" (3.09m x 2.29m)

Double glazed window to front, radiator, fitted wardrobes.

Bedroom 4 7'10" x 8'2" (2.40m x 2.50m)

Double glazed window to rear, radiator, fitted wardrobes.

Bathroom 10'4" x 5'10" (3.14m x 1.78m)

Three piece suite comprising double ended bath, vanity wash hand basin and shower enclosure, tiled walls, double glazed window to rear, radiator.

WC

Two piece suite comprising, wash hand basin and low-level WC, double glazed window to side.

OUTSIDE

Driveway to the front leading to the integral garage providing ample off road parking. Enclosed good sized garden to the rear with paved patio seating area, steps leading down to well maintained lawn and decking area.

Garage 16'4" x 7'6" (4.98m x 2.29m)

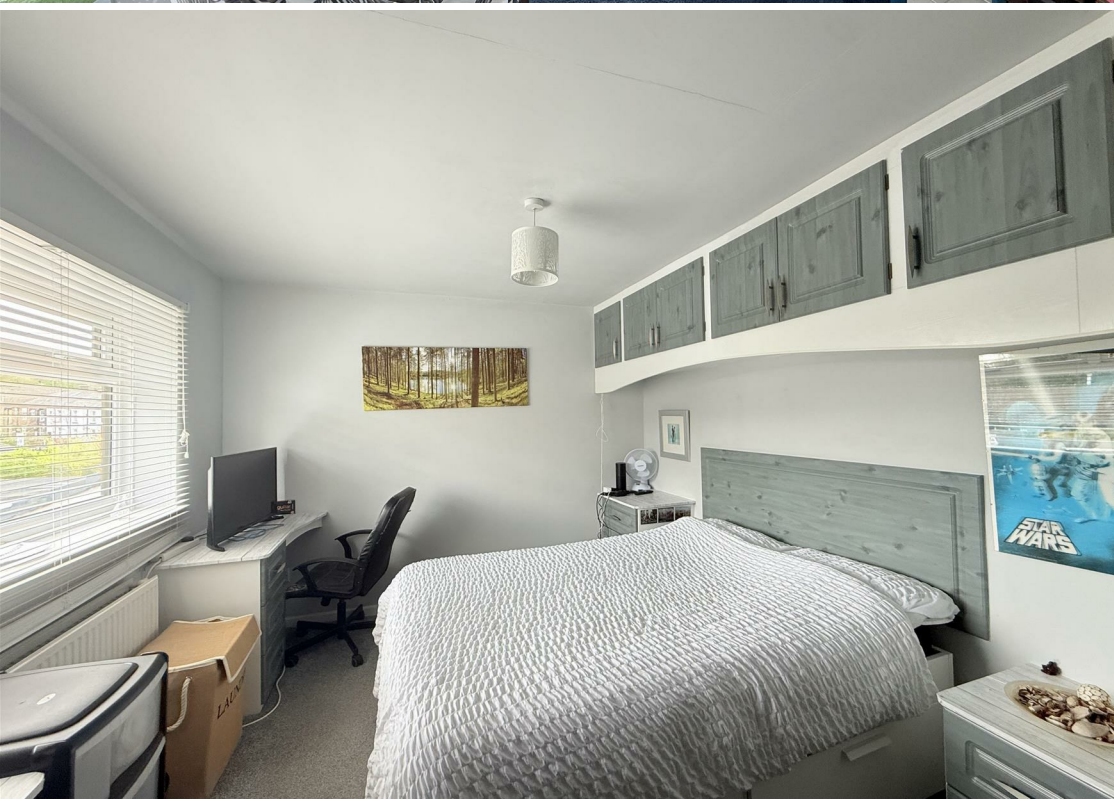
Up and over door, plumbing for washing machine and space for tumble dryer.

DISCLAIMER

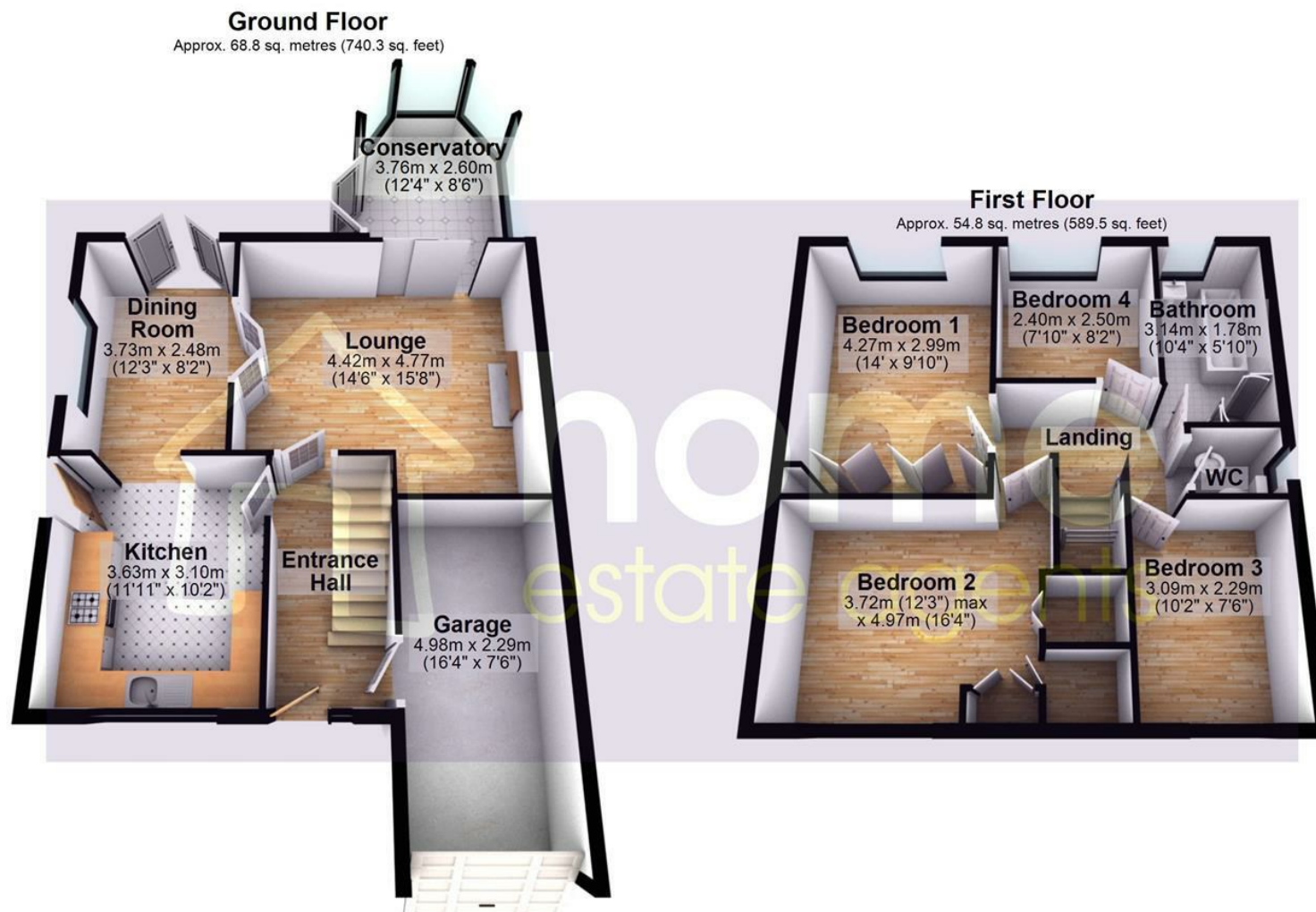
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC