

HUNTERS[®]

HERE TO GET *you* THERE



Medlock Way

Lees, OL4 3LD

Price £240,000



- POPULAR LOCATION
- 3 BEDROOMS
- UPVC DOUBLE GLAZING
- LONG REAR GARDEN

- END TOWN HOUSE
- GAS CENTRAL HEATING
- DRIVE & GARAGE
- EPC RATING C

Tel: 0161 669 4833

Medlock Way

Lees, OL4 3LD

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Located in a popular location in Lees, this charming town house presents an excellent opportunity for families and first-time buyers alike. The property boasts three bedrooms, providing ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for both relaxation and entertaining guests.

One of the standout features of this home is the generous garden area, which offers a wonderful outdoor retreat for gardening enthusiasts or a safe play area for children. Additionally, the property benefits from a garage and a driveway, ensuring convenient parking and extra storage options.

The house is equipped with gas central heating and UPVC double glazing, ensuring warmth and energy efficiency throughout the year. Its location in a popular neighbourhood means that residents can enjoy a sense of community while being close to local amenities, schools, and transport links.

This property is a fantastic blend of comfort, convenience, and potential, making it a must-see for anyone looking to settle in this vibrant area. Don't miss the chance to make this house your new home.

Porch

Upvc entrance door.

Lounge

16'0" x 14'1" (4.9m x 4.3m)

Upvc double glazed window, radiator. Stairs leading to first floor landing.

Kitchen Diner

16'0" x 8'10" (4.9m x 2.7m)

Fitted wall and base units with work surfaces and tiled splashback. Radiator, 2 x Upvc double glazed windows, Upvc door leading to rear garden.

Landing

Upvc double glazed window, radiator.

Bedroom 1

11'1" x 9'10" (3.4m x 3.0m)

Upvc double glazed window, radiator.

Bedroom 2

8'10" x 10'5" (2.7m x 3.2m)

Build in cupboard, Upvc double glazed window, radiator.

Bedroom 3

8'2" x 5'10" (2.5m x 1.8m)

Upvc double glazed window, radiator.

Bathroom

3 piece suite comprising corner shower cubicle, wash hand basin and low level wc. Upvc double glazed window, radiator.

Garage

Located to the side of the property with driveway to the front.

Externally

Small garden area to the front with long garden to the rear, which is tiered and offers excellent potential.

Material Information - Oldham

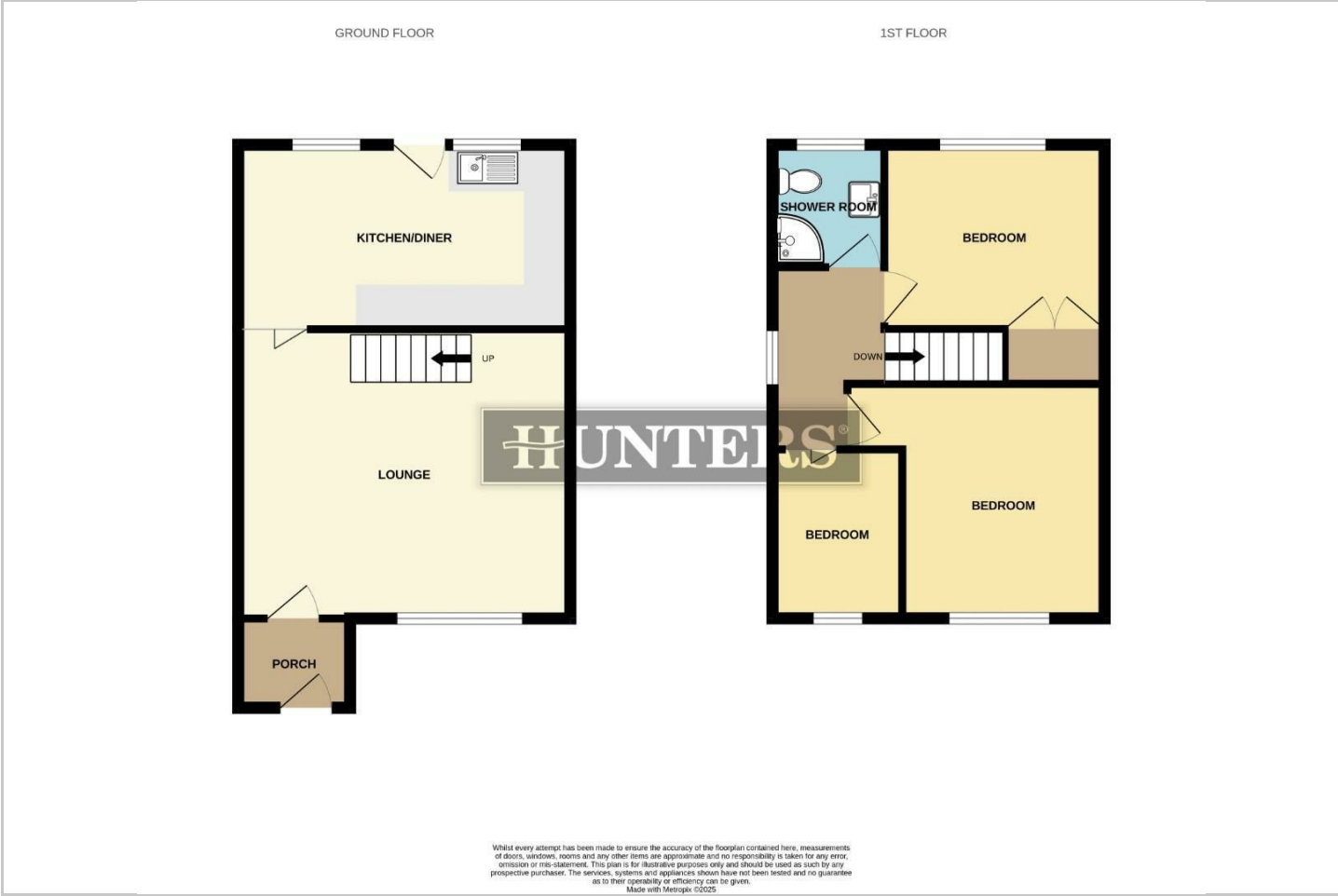
Tenure Type; Leasehold

Leasehold Years remaining on lease; 946

Leasehold Ground Rent Amount; £15.00

Council Tax Banding; B

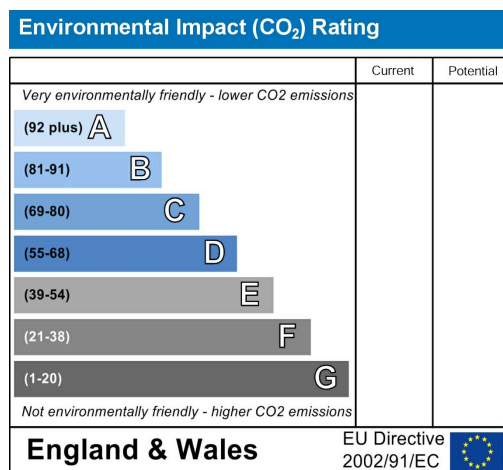
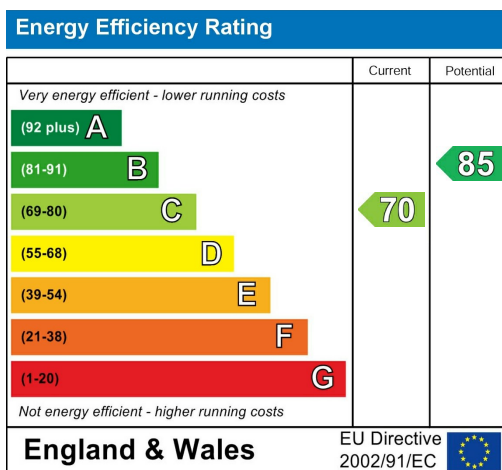
Floorplan







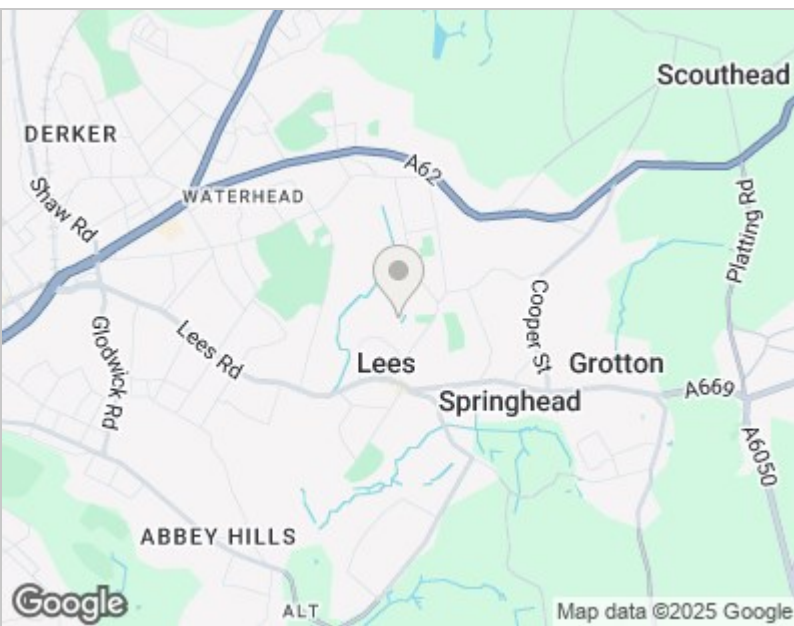
Energy Efficiency Graph



Viewing

Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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