



Huddersfield Road, Lees, Oldham

£155,000



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## Huddersfield Road, Lees, Oldham

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Internally, living accommodation is over two floors. With entrance vestibule leading into lounge and door through to a fitted kitchen with dining space. The first floor landing opens to two bedrooms and a bathroom.

Raised from the road to set the property back from any traffic, a small patio is to the front whilst the rear features a large patio area with a garage located beyond. Prospective buyers may wish to replace the garage with off street parking or landscape and create an additional outside space.

Just a few minutes walk from Waterhead Academy and within walking distance of local Primary Schools. Whilst needing a degree of modernisation, the home allows the purchaser to have a blank canvass and decorate to their individual tastes.

Viewings can be arranged by calling the Uppermill office today.

### **Entrance Vestibule**

Accessed from a secure timber entrance door. With tiled floor and door to lounge.

### **Lounge**

4.4m x 4.15m (14'5" x 13'7")

With fitted carpeting, radiator, double glazed window and fireplace





## Kitchen/Diner

3.32m x 3.26m (10'10" x 10'8")

Fitted with wall and base units, coordinating work surfaces, electric oven, induction hob and extractor fan. Including a washing machine and space for a fridge/freezer, the kitchen offers a good amount of dining space. Double glazed rear facing window provides natural light and a door leads out to the rear garden. Heated with a radiator and access to an under stairs storage cupboard.

## Landing

Carpeted with access to the loft via hatch.

## Bedroom

4.4m x 4.15m (14'5" x 13'7")

With fitted carpeting, double glazed window, radiator and fitted wardrobe to alcove.



## Bedroom

3.38m x 2.18m (11'1" x 7'1")

With double glazed window, access to airing/storage cupboard, fitted carpeting, radiator and wall mounted boiler.

## Bathroom

1.85m x 1.69m (6'0" x 5'6")

Comprising wc, hand wash basin, bath with mains fed shower, radiator, obscured double glazed window and tiled walls.

## Externally

The property is raised from ground level which means privacy is afforded from the passing traffic. The front of the home has a paved patio area leading to the front door.

The rear garden includes a paved patio enclosed with boundary fencing. Beyond this is a raised area where currently there is a single garage. A potential buyer may wish to landscape the area into an additional garden space or remove the garage and pave for off road parking.



## Additional information

TENURE: Freehold - Solicitor to confirm.

GROUND RENT: n/a

SERVICE CHARGE: n/a

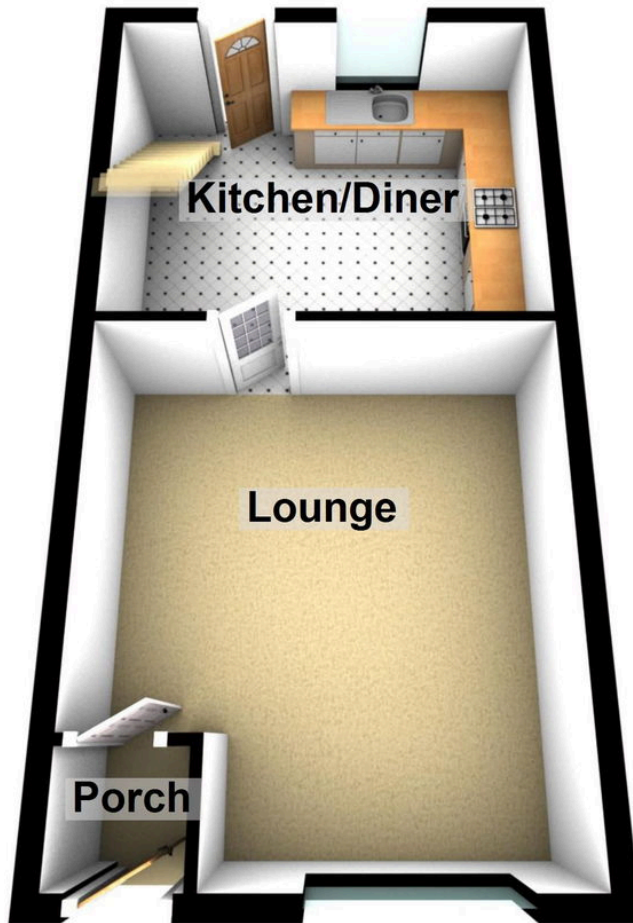
COUNCIL BAND

VIEWING ARRANGEMENTS: Strictly by appointment via Kirkham Property.

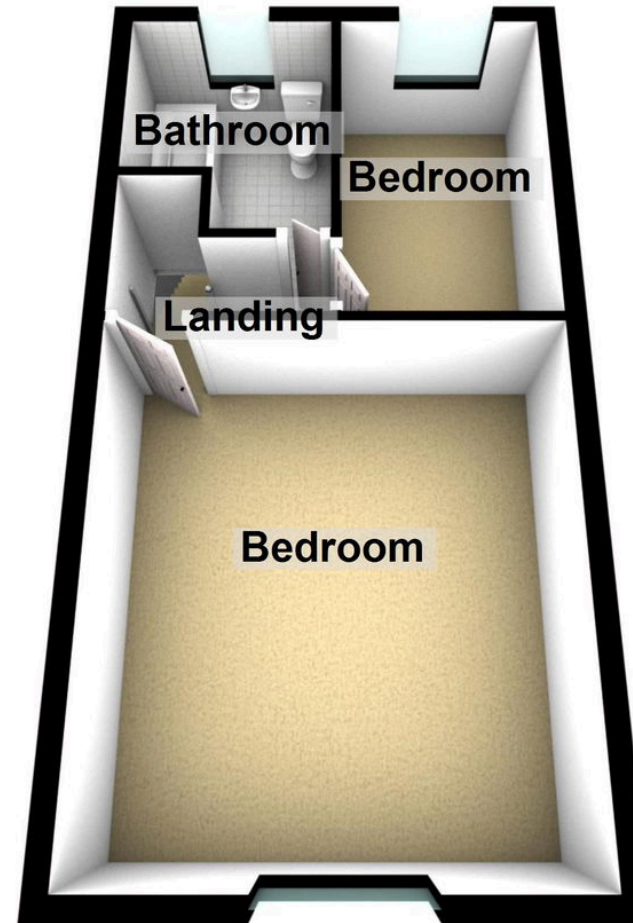




## Ground Floor



## First Floor



### Uppermill Office

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