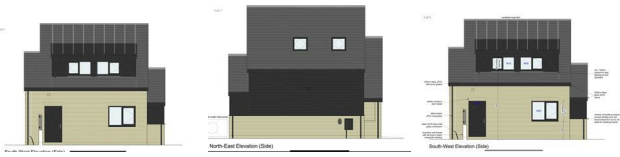


## Plot 2 Buckley Street, Oldham, OL4 5AS

**Asking Price £299,995**

**\*ATTENTION PLOT 2\*** A NEW BUILD DEVELOPMENT IN LEES, OLDHAM, TO PURCHASE OFF PLAN **\*WHY NOT ADD YOUR OWN STAMP TO FIXTURE AND FITTINGS\*** **\*ENJOYING A SUPERB HIGH QUALITY SPEC\*** **\*DETACHED THREE BEDROOM\*** **\*DORMER BUNGALOW WITH TWO PARKING SPACES\*** The property offers heat pump central heating, triple glazed and security alarm, accommodation which is arranged on two levels comprises of: Entrance door leading to a reception hallway, shower room, under stairs storage room, open plan breakfast/dining kitchen with open plan lounge and a third bedroom. To the first floor: two double bedrooms and house bathroom. There will be a tandem driveway to the side aspect for off road parking and landscaped gardens to the side and rear. PLEASE NOTE: THIS BUILD IS IN THE EARLY STAGES AND A RESERVATION FEE IS REQUIRED OF £1,000.00 / A MEETING IS REQUIRED WITH THE BROKER TO CONFIRM FINANCE AND THE AGENT TO DISCUSS YOUR KITCHEN FITTINGS

## PLOT 1



Please note this plot is at stage two of the build process. Completion is scheduled for late July.

## DRIVEWAY FOR TWO CARS

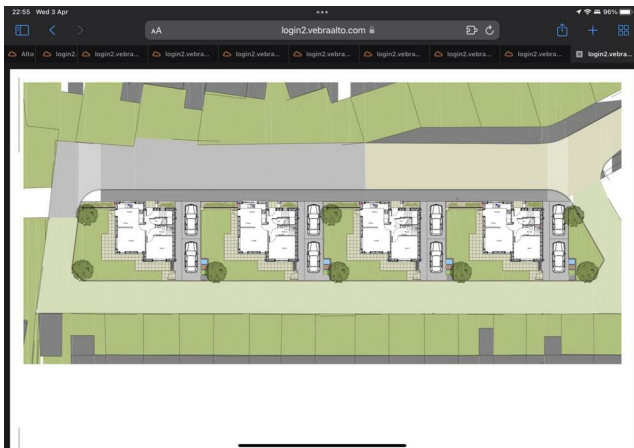


This plot has a driveway with off road parking for two vehicles:

## HOLDING DEPOSIT

A reservation fee of £1,000.00 is required in advance for the off plan build:

## GARDENS



The front and rear gardens will be landscaped, please ask for further details:

## DESIGN AND SPECIFICATIONS

It is possible with this new build plot that you are able to have some input in the specification and

kitchen designs, if open plan or separate kitchen is required: (Please note: this will need to be under contract if amending)

The following specifications are listed below:

- Energy efficient air source heat pump central heating
- Triple glazing throughout
- Electric vehicle charging point
- External security lights
- CCTV system
- Security alarm
- External water tap
- External electricity point
- Fully fitted kitchen
- Electric hob and oven
- Cooker extractor
- Integrated Dish washer
- Full height fridge freezer
- Washing machine and dryer (in utility cupboard)
- Part tiled house bathroom
- Part tiled shower room
- Turfed lawn
- Patio area
- Latest high-quality build and insulation making the house extremely energy efficient
- High quality internal doors and fittings

## Tenure

This property is Freehold.

## ABOUT THE AREA

About the area are as follows: Lees is a village in the Metropolitan Borough of Oldham, Greater Manchester, set amongst the Pennines which is east of the River Medlock, having great commuter links to the M62 Manchester and other motorway networks:

With fantastic commuter links to the Motorway and great schools in the immediate vicinity:

Local Schools: Springhead Infant and Nursery School (Primary), St Agnes CofE Primary School (Primary), St Thomas' Leesfield CofE Primary School (Primary), Knowsley Junior School (Primary)

## ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment for you on:

Tel-01484 644555 or our office mobile on Mobile

Number 07780446202

Email - [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk) Or  
[lettings@admresidential.co.uk](mailto:lettings@admresidential.co.uk)

### **DISCLAIMER**

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### **BOUNDARIES AND OWNERSHIPS**

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### **COPYRIGHT ADM PARTICULARS**

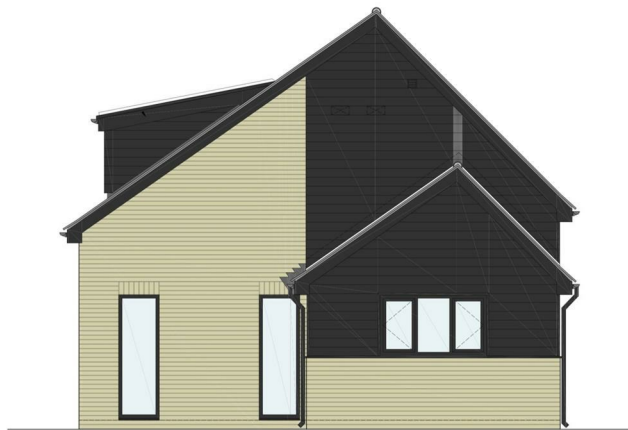
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North-East Elevation (Side)

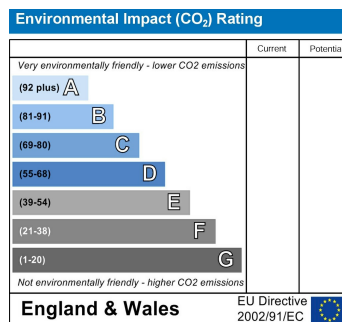
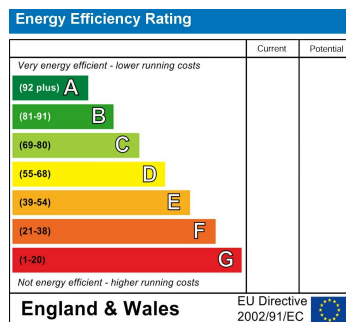


South-West Elevation (Side)



South-East Elevation (Rear)

## Energy Efficiency Graph



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