



**19 West Street, Lees, Oldham, OL4 5AS**  
**Offers In The Region Of £180,000**

MID TERRACE | TWO RECEPTION ROOMS | TWO DOUBLE BEDROOMS | NO CHAIN | FREEHOLD |

The house on West Street, Lees comprises of a vestibule, hall, lounge, rear lounge, kitchen with integrated appliances, cellar room two double bedrooms, bathroom & WC and landing. New carpets/flooring throughout. Situated close to the Village Centre of Lees which provides a range of local shops, bars and restaurants.



## ACCOMMODATION

### GROUND FLOOR

#### VESTIBULE

#### HALL



#### LOUNGE

12'1 x 12'4 (3.68m x 3.76m)



#### REAR LOUNGE

13'1 x 12'10 (3.99m x 3.91m)



#### KITCHEN

8'8 x 10'2 (2.64m x 3.10m)



Single drainer, one and a half bowl, stainless steel, sink unit. Gas hob, electric oven and extractor. Integrated dishwasher and washing machine. A range of wall and base units with worktops and splash back tiling.

#### CELLAR ROOM

15'9 x 11'6 (4.80m x 3.51m)



### FIRST FLOOR

#### BEDROOM ONE

16'1 x 12'2 (4.90m x 3.71m)





## BEDROOM TWO

11 x 13 (3.35m x 3.96m)



## BATHROOM & WC

8'8 x 10'2 (2.64m x 3.10m)



Three piece white suite, shower over the bath, tiling.

## LANDING

## EXTERNALLY



Enclosed courtyard to the rear.

## SERVICES -

All main services are installed.

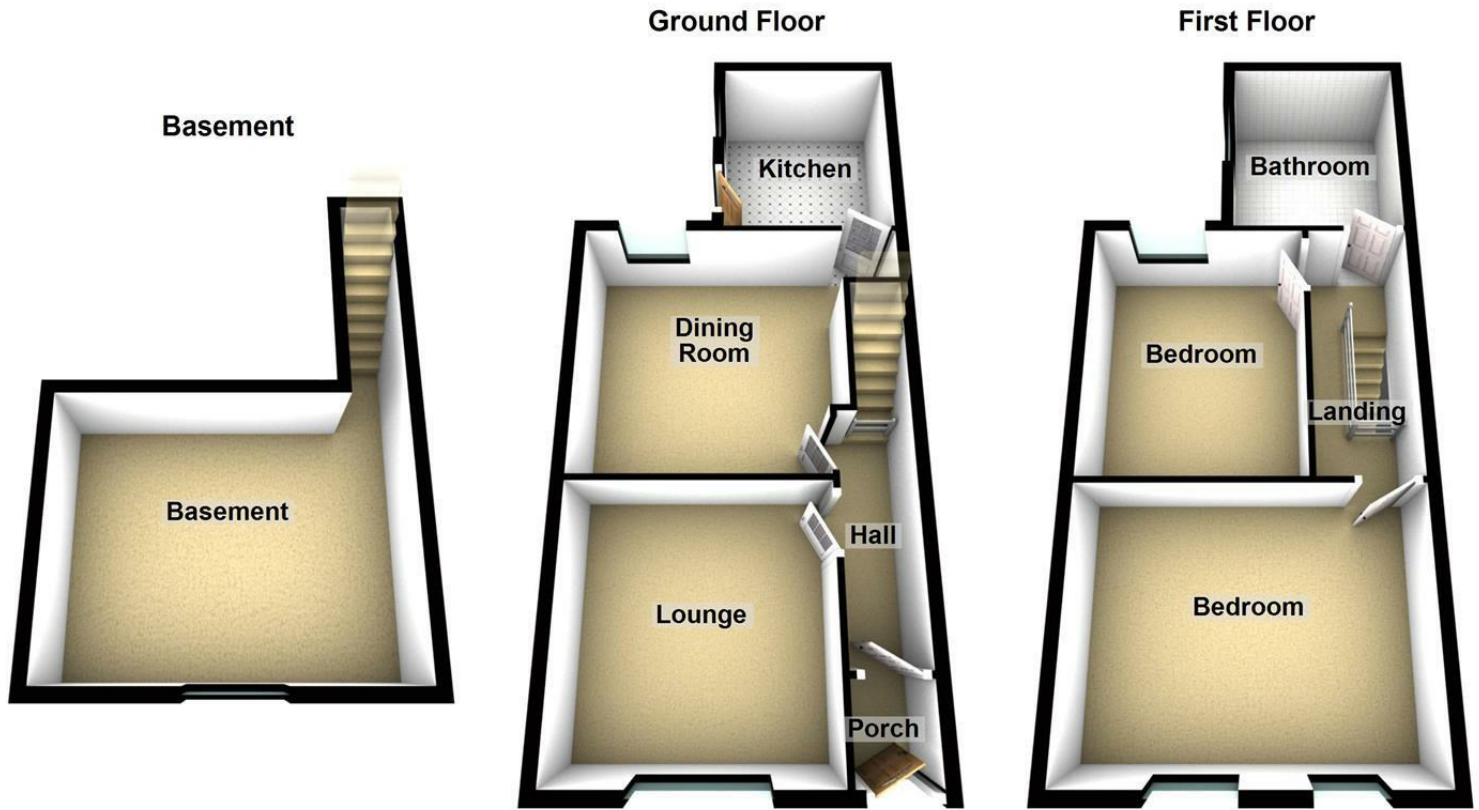
## IMPORTANT NOTICE -

No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

## DISCLAIMER -

Wild & Griffiths themselves and the vendors/lessors of this property give notice that these particulars have been prepared in good faith having regard to the property misdescriptions act (1991). Measurements are intended for descriptive purposes only and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the information provided and condition of the property and no warranty is given by the vendor, their agents or any other person in their employment. The property is offered subject to contract and still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	63	77
	EU Directive 2002/91/EC 