



158 Stamford Road, Lees, Oldham, OL4 3ND
£280,000

ELEVATED SUPERIOR TERRACE | FOUR BEDROOMS | TWO RECEPTION ROOMS | LARGE GARDEN |

The property on Stamford Road is beautifully maintained, having the benefit of a loft conversion to Building Regulation approval. Viewing comes highly recommended. Briefly comprising of an entrance hall, lounge, dining area, kitchen, two first floor bedrooms, office, shower room, landing and two second floor bedrooms. The outside reveals a front garden, rear courtyard, a further garden area on the other side of the lane and parking. Within walking distance of the Lees Village Centre which provides a range of local shops, bars and restaurants. Freehold property.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL



LOUNGE

11'4 x 10'10 (3.35m; 1.22m x 3.30m)



DINING AREA

11'4 x 12'10 (3.45m x 3.91m)



KITCHEN

6'10 x 9 (2.08m x 2.74m)



Single drainer, stainless steel, sink unit. Gas hob, electric oven and extractor. A range of wall and base units with worktops and splash back tiling.

FIRST FLOOR

BEDROOM ONE

10'2 x 13 (3.10m x 3.96m)



BEDROOM TWO

11'4 x 11 (3.45m x 3.35m)



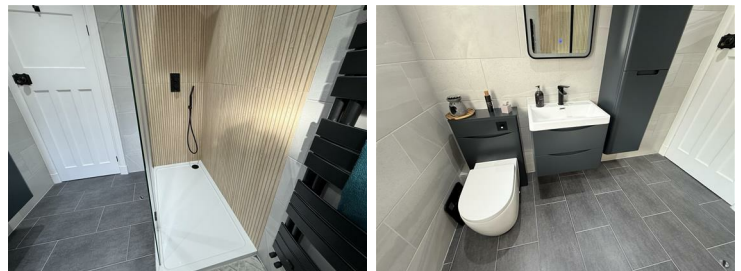
OFFICE

6'4 x 7'2 (1.93m x 2.18m)



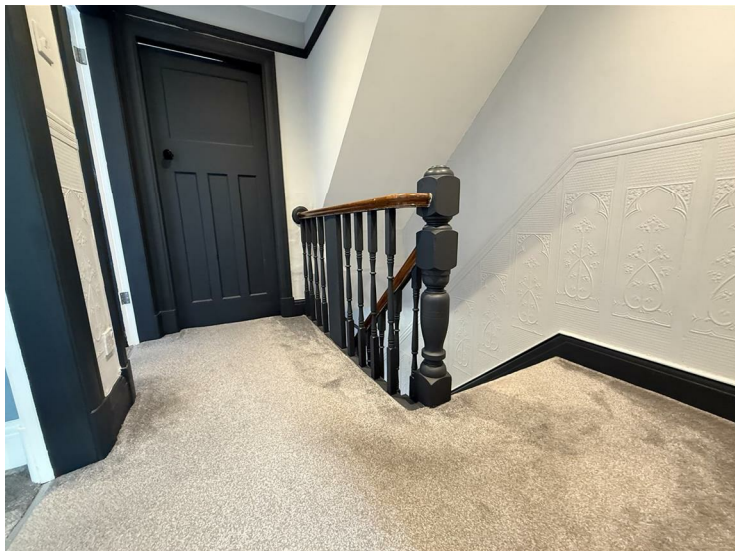
SHOWER ROOM

6'9 x 8'1 (2.06m x 2.46m)



Walk in shower, two piece white suite, fully tiled.

LANDING



LANDING



SECOND FLOOR

BEDROOM

7'10 x 16'4 (2.39m x 4.98m)



BEDROOM

8'2 x 8'3 (2.49m x 2.51m)



EXTERNALLY



Front garden, rear courtyard, large garden area over the lane and parking.

SERVICES -

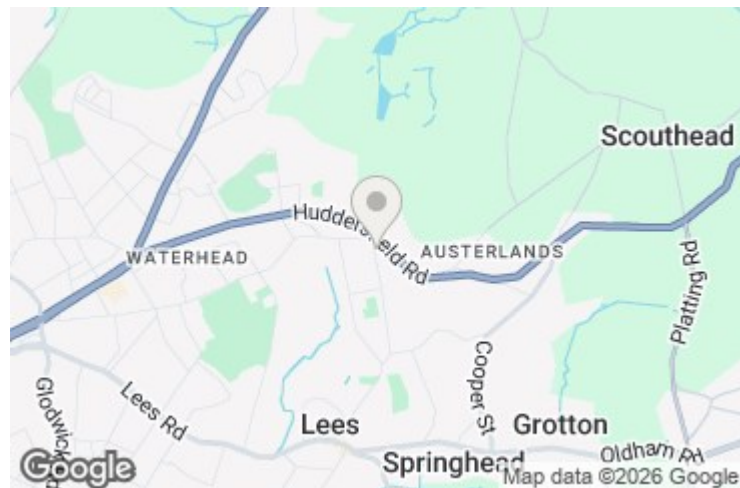
All main services are installed.

IMPORTANT NOTICE -

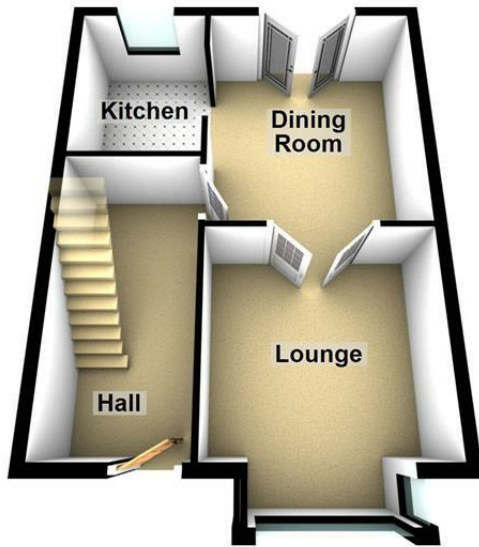
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

DISCLAIMER -

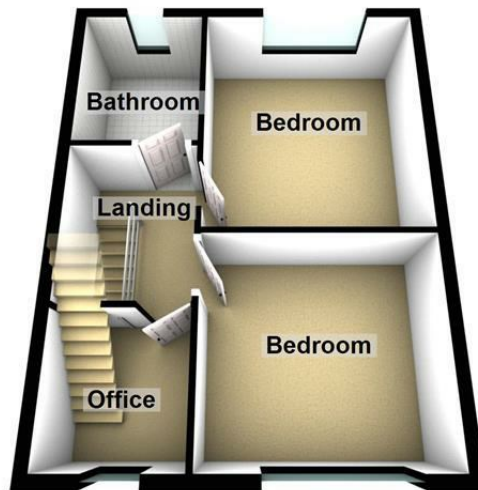
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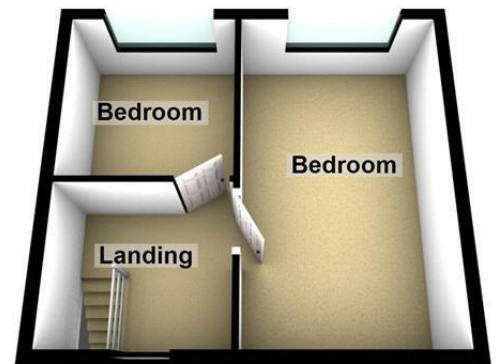
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	87
	EU Directive 2002/91/EC 	