



18 Leesway, Lees, Oldham, OL4 5BQ
Offers In The Region Of £379,950

BEAUTIFULLY PRESENTED | OPEN PLAN LOUNGE & DINING KITCHEN | FIVE BEDROOMS | TWO BATH/SHOWER ROOMS | LANDSCAPED REAR GARDEN | FREEHOLD | NO CHAIN | VIEWING ADVISED |

The bungalow on Leesway must be viewed. The ground floor comprises of a vestibule, lounge, kitchen diner, inner hall, bedroom one, bedrooms 4 & 5 and the family bathroom. The first floor provides bedrooms 2 and 3 and an en-suite shower room. At the front there is parking for 2 cars. There is a side passageway leading to the rear garden which has a patio area and landscaped gardens. There is a rear driveway and garage. Within walking distance of the Centre of Lees which offers a range of local shops, bars and restaurants.

ACCOMMODATION

GROUND FLOOR

VESTIBULE

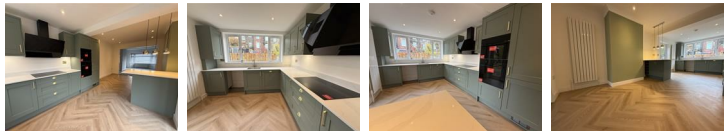
LOUNGE

16 x 16'7 (4.88m x 5.05m)



LIVING KITCHEN

10'8 x 23 (3.25m x 7.01m)



Single bowl, sink unit. Electric hob, oven, grill and extractor. Integrated fridge, freezer and dishwasher. A range of wall and base units with quartz worktops and splash back.

BEDROOM ONE

10'1 x 12 (3.07m x 3.66m)



INNER HALL

BEDROOM FOUR

10'1 x 9 (3.07m x 2.74m)



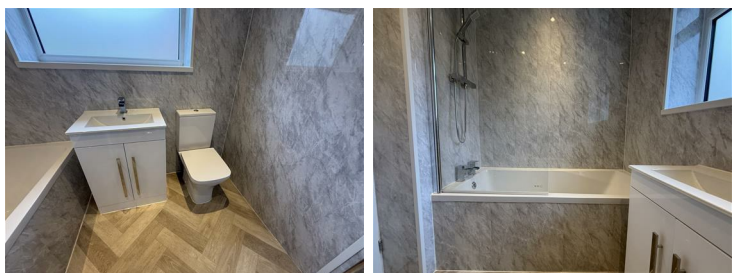
BEDROOM FIVE

10 x 5'6 (3.05m x 1.68m)



BATHROOM & WC

6'10 x 5'9 (2.08m x 1.75m)



Three piece white suite, shower over the bath and shower screen.

FIRST FLOOR

LANDING

BEDROOM TWO

11 x 12'6 (3.35m x 3.81m)



BEDROOM THREE

10 x 7'6 (3.05m x 2.29m)



EN-SUITE SHOWER ROOM

8'7 x 2'6 (2.62m x 0.76m)



Shower cubicle, combined WC and wash hand basin.

EXTERNALLY



Parking at the front for 2 cars. Side passageway with a garden area leading to the rear garden. The rear is spacious with a large patio area and landscaped gardens. There is a rear driveway and garage.

SERVICES -

All main services are installed.

IMPORTANT NOTICE -

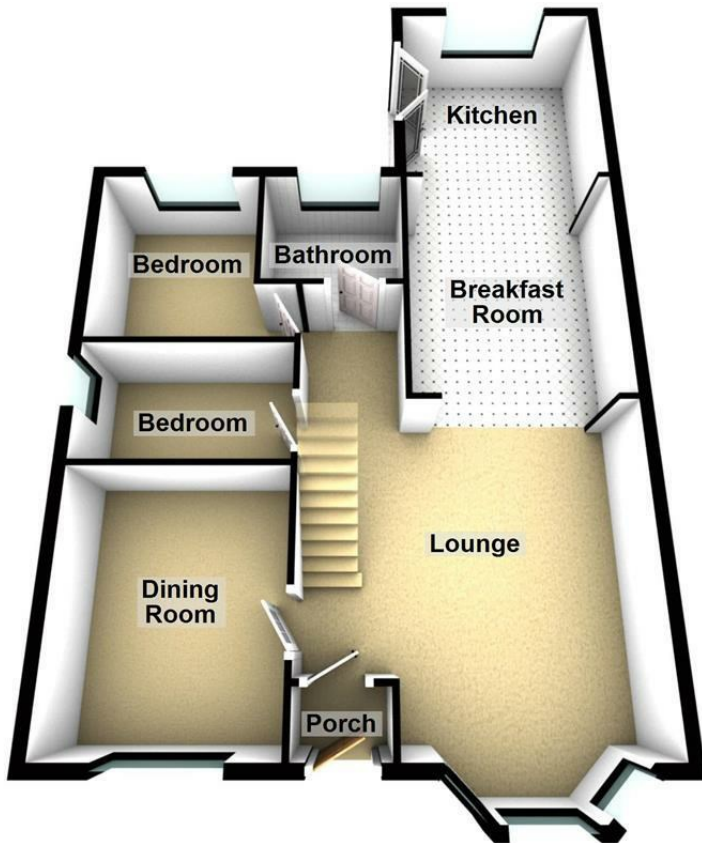
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

DISCLAIMER -

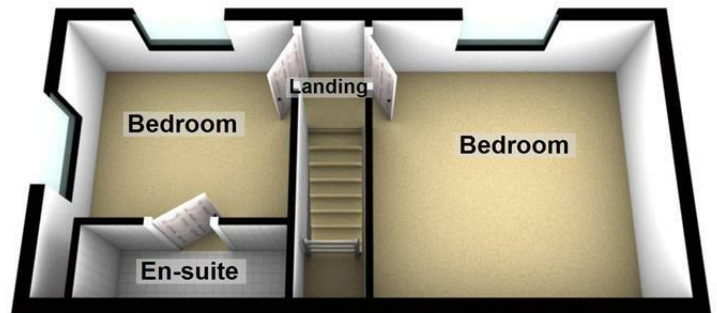
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Ground Floor



First Floor



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	67	78
	EU Directive 2002/91/EC 	