

# HUNTERS<sup>®</sup>

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## Turner Street

Lees, Oldham, OL4 3JH

Price £160,000



- MID TERRACE
- WELL PRESENTED
- UPVC DOUBLE GLAZING
- CONVENIENT LOCATION

- 2 BEDROOMS (PLUS LOFT)
- GAS CENTRAL HEATING
- REAR YARD
- VIEWING RECOMMENDED

Tel: 0161 669 4833

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Located on Turner Street in Lees, Oldham, this delightful mid terraced house presents an excellent opportunity for both first-time buyers and those seeking a comfortable rental. The property boasts a well-proportioned reception room, perfect for relaxing or entertaining guests. With two inviting bedrooms, there is ample space for a small family or individuals looking for extra room.

The house features a practical bathroom, ensuring convenience for daily routines. One of the attributes of this property is the useful loft room, which can serve as a versatile space.

The property is equipped with gas central heating, providing warmth and comfort during the colder months, while the UPVC double glazing enhances energy efficiency and noise reduction, making for a peaceful living environment.

Turner Street is situated in a friendly neighbourhood, offering easy access to local amenities, schools, and transport links, making it an ideal location for those who appreciate community living with the convenience of urban facilities. This charming home is ready to welcome its new owners, offering a blend of comfort and practicality in a desirable area. Don't miss the chance to make this lovely house your new home.

## Living Room

14'1" x 12'10" (4.3m x 3.9m)

This inviting living room features rich blue walls that create a cosy atmosphere, complemented by light wood flooring underfoot. An electric inset fire within a fireplace adds warmth and character. The room enjoys natural light from a window with vertical blinds and is furnished with comfortable seating, creating a welcoming space for relaxation.

## Kitchen/Diner

14'1" x 11'2" (4.3m x 3.4m)

The kitchen is a well-equipped and spacious area with dark cabinetry that contrasts nicely against the vibrant green walls. Wooden worktops provide ample preparation space. Natural light floods in through the large window above the sink, while a breakfast bar with stools offers a casual dining option. The kitchen also benefits from a door leading outside.

## Landing

The carpeted landing area connects the staircase to the upper floor rooms. It is painted in a crisp white, complementing the white banister and the neutral carpet.

## Bedroom 1

14'1" x 8'2" (4.3m x 2.5m)

This bedroom is bright and comfortable with white walls and a large window, allowing plenty of natural light to fill the space.

## Bedroom 2

11'2" x 7'7" (3.4m x 2.3m)

A second bedroom with white walls and a large window fitted with grey curtains, allowing natural light to brighten the room.

## Bathroom

The bathroom is modern and practical, fitted with a white suite comprising a toilet, a basin set into a vanity unit, and a bathtub with a glass shower screen. The walls are clad in light, marble-effect panels, which brighten the room, complemented by a wood-effect floor and a heated towel rail. A frosted window provides natural light while

ensuring privacy.

## Loft Room

16'1" x 14'1" (4.9m x 4.3m)

This loft benefits from characterful exposed wooden beams and a skylight, which floods the room with natural light.

## Rear Garden

The rear garden features a paved patio area bordered by brick walls and wooden fencing, providing a private outdoor space. There is a raised section ideal for seating or planting, and the garden benefits from a mature tree adding greenery to the area. This outdoor space offers a peaceful spot for relaxing or entertaining.

## Material Information - Oldham

Tenure Type; Freehold

Council Tax Banding; A

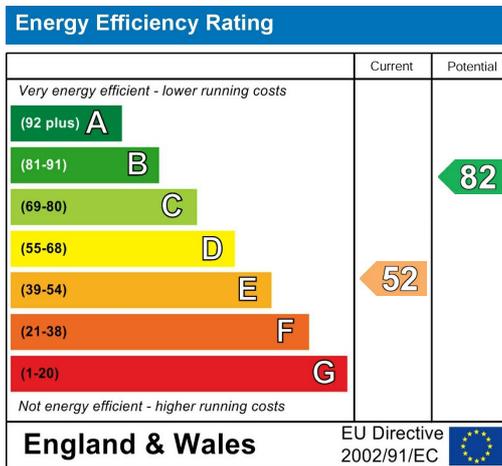
# Floorplan







## Energy Efficiency Graph

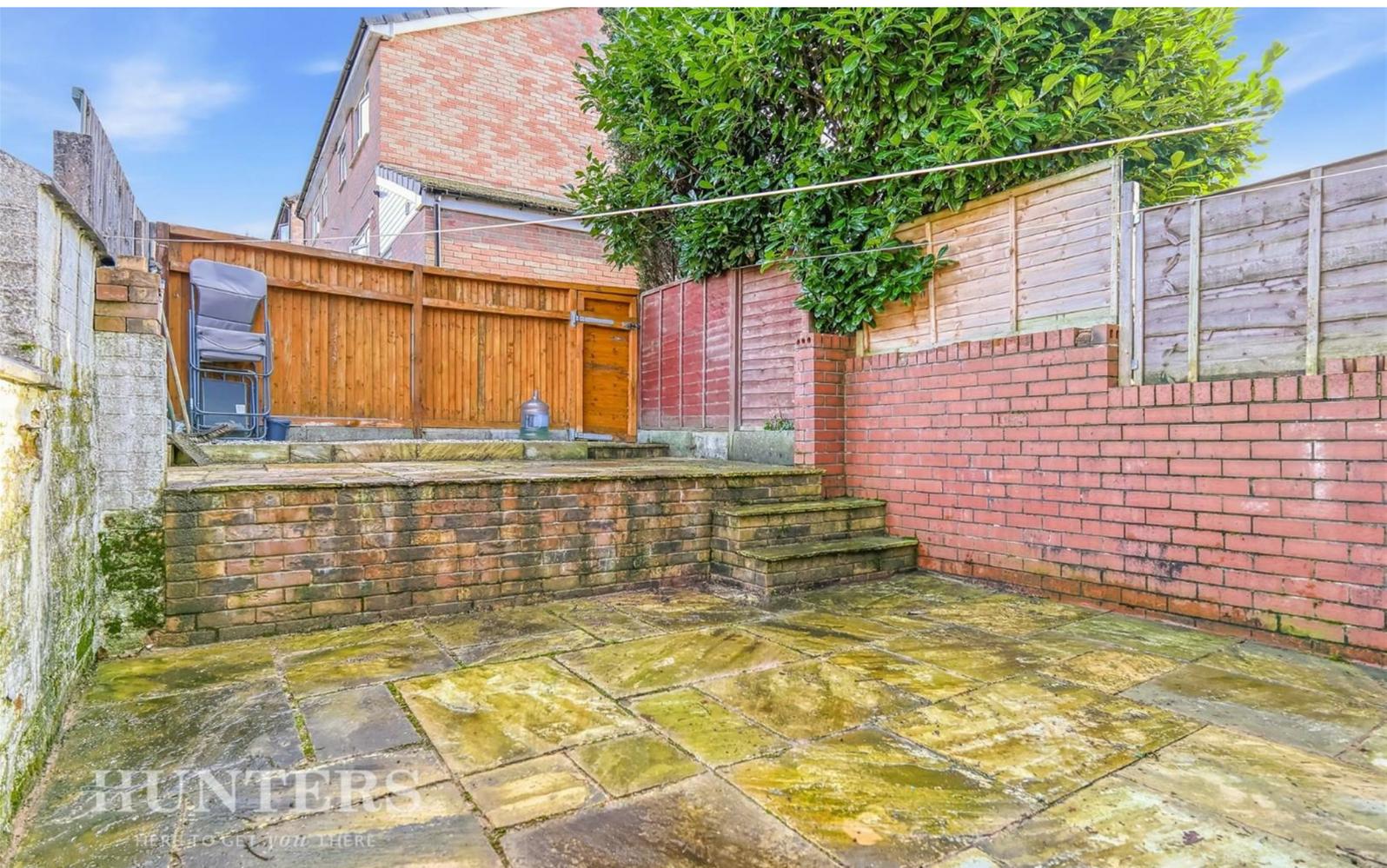
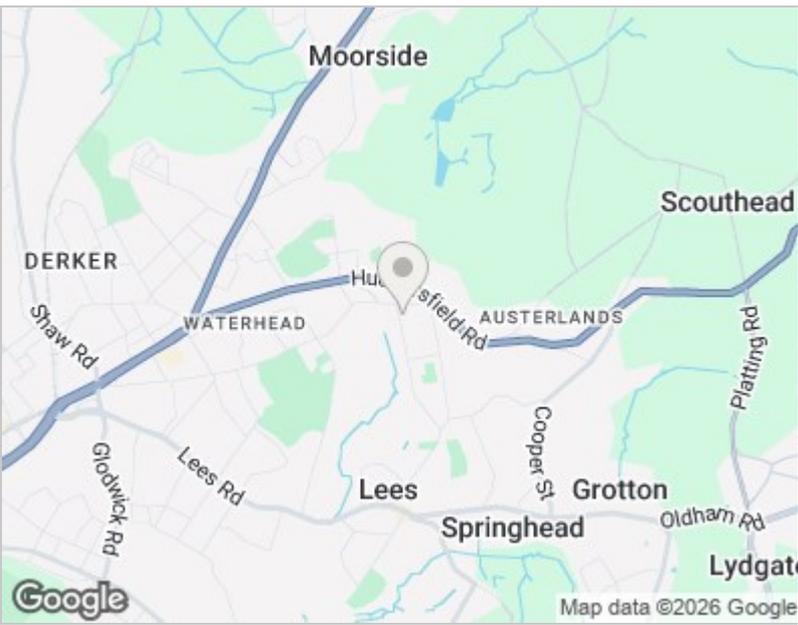


## Viewing

Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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