



**12 Brookway, Lees, Oldham, OL4 5BE**  
**Offers Around £140,000**

STONE TERRACE | MODERNISATION REQUIRED | TWO BEDROOMS | TWO RECEPTION ROOMS | NO CHAIN | The house on Brookway comprises of a vestibule, lounge, rear lounge, kitchen, two bedrooms, shower room and landing. There is an enclosed courtyard to rear. Situated close to the Lees Village Centre which provides a range of local shops, bars and restaurants.



## ACCOMMODATION

### GROUND FLOOR

#### VESTIBULE

#### LOUNGE

15'1 x 10'8 (4.60m x 3.25m)



#### REAR LOUNGE

15'1x 12'3 (4.60mx 3.73m)



#### KITCHEN

6'4 x 7'9 (1.93m x 2.36m)

Sink unit, a range of fitted units.

## FIRST FLOOR



#### BEDROOM ONE

15'1 x 10'8 (4.60m x 3.25m)



To the front.



## BEDROOM TWO

9'1 x 12'5 (2.77m x 3.78m)



To rear.

## SHOWER ROOM

6'2 x 7'6 (1.88m x 2.29m)



Large walk in shower, two piece white suite, tiling.

## LANDING

## EXTERNALLY



Enclosed courtyard to rear.

## SERVICES -

All main services are installed.

## IMPORTANT NOTICE -

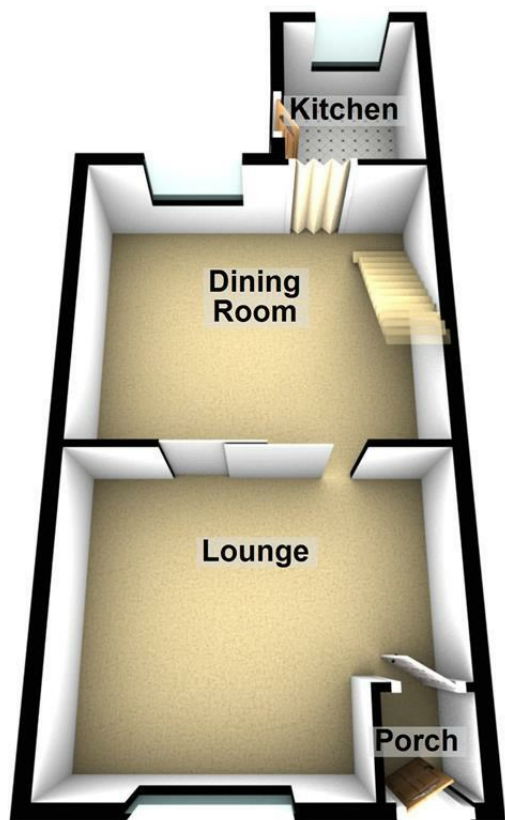
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

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Ground Floor



First Floor

