



## Spring Close, Oldham, OL4 5BB

### Offers over £245,000

Nestled in the charming area of Spring Close, Lees, Oldham, this delightful 3 bed semi-detached house, built in 1960, presents an excellent opportunity for families seeking a comfortable and spacious home. With three well-proportioned bedrooms, this property is ideal for those looking to settle down in a friendly neighbourhood.

The house boasts a generous reception room, perfect for family gatherings or entertaining guests. The bathroom is conveniently located, catering to the needs of a busy household. One of the standout features of this property is its expansive corner plot, offering ample outdoor space for children to play or for gardening enthusiasts to cultivate their green thumbs.

Parking is a breeze with a driveway that accommodates two vehicles, ensuring that you and your guests have easy access. Additionally, the potential to extend the property provides an exciting opportunity for those wishing to personalise their home further, whether it be for additional living space or a larger garden area.

Situated close to Grotton town centre, residents will enjoy the convenience of local amenities, including shops, schools, and parks, all within easy reach. This property truly embodies the essence of a perfect family home, combining comfort, space, and potential in a desirable location. Do not miss the chance to make this lovely house your new home.



## GROUND FLOOR

### Porch

2'0" x 7'0" (0.61m x 2.13m)

Two windows to rear, window to side, door.

### Inner Hallway

13'0" x 1'9" (3.96m x 0.54m)

Stairs.

### Living Room

24'0" x 10'9" (7.32m x 3.28m)

Window to rear, window to side, window to front, door to:

### Kitchen

10'8" x 7'0" (3.25m x 2.14m)

Window to front, door to:

## SECOND FLOOR

### Landing

10'9" x 6'0" (3.27m x 1.83m)

### Bedroom 1

16'0" x 9'0" (4.88m x 2.75m)

Window to rear, door to:

### Bedroom 2

10'0" x 9'0" (3.05m x 2.75m)

Window to front, door to:

### Bedroom 3

6'0" x 6'0" (1.82m x 1.83m)

Window to rear, door to:

### Bathroom

7'0" x 6'0" (2.14m x 1.83m)

Window to front, door to:

## DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/herself of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds.

You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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Total area: approx. 72.3 sq. metres

