



117 Turner Street, Lees, Oldham, OL4 3JJ

£180,000

MID TOWN HOUSE | THREE BEDROOMS | GARDENS FRONT & REAR | NO CHAIN | VIEWING ADVISED |

The house on Turner Street represents an ideal first purchase and offers further potential. Briefly comprising of an entrance hall, lounge, dining room, kitchen, rear lean to, three bedrooms, shower room and landing. There are garden areas to front and rear and a garage in a block on the other side of Turner Street. Situated close to the centre of Lees which provides a range of local shops, bars and restaurants.

ACCOMMODATION

GROUND FLOOR

HALL

LOUNGE

14 x 13 (4.27m x 3.96m)



DINING ROOM

9'3 x 10'9 (2.82m x 3.28m)



KITCHEN

7'4 x 10'8 (2.24m x 3.25m)



Single drainer, stainless steel, sink unit. Electric hob and oven. A range of wall and base units, splash back tiling. Fridge, freezer and washing machine included.

REAR LEAN TO

15'8 x 6 (4.78m x 1.83m)



FIRST FLOOR

BEDROOM ONE

10'2 x 10'10 (3.10m x 3.30m)



BEDROOM TWO

9'2 11'6 (2.79m 3.51m)



SHOWER ROOM

7'3 x 6 (2.21m x 1.83m)



BEDROOM THREE

6'6 x 6'2 (1.98m x 1.88m)



Shower cubicle, two piece white suite, fully tiled.

LANDING

EXTERNALLY



Garden areas to front and rear. There is a garage in a block on the other side of Turner Street.

SERVICES -

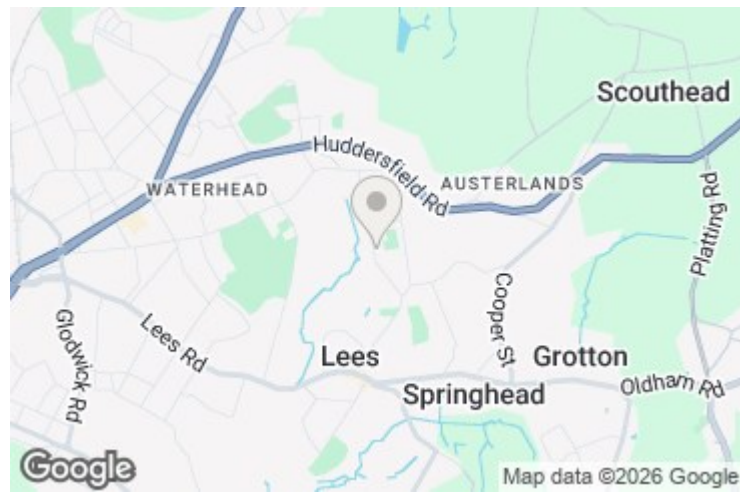
All main services are installed.

IMPORTANT NOTICE -

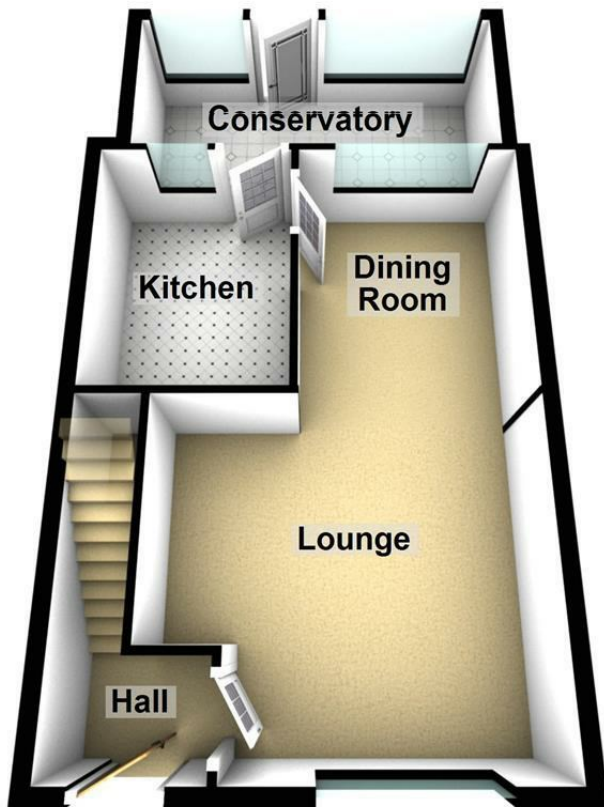
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

DISCLAIMER -

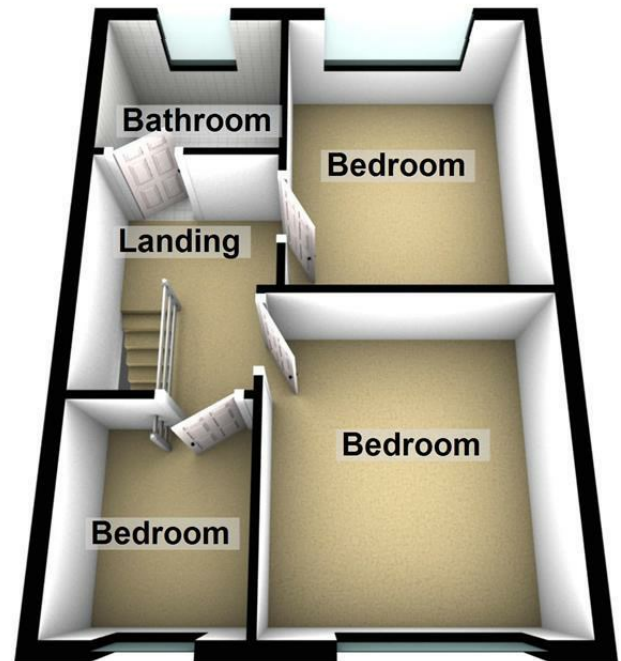
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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small> 