



31 Smith Street, Lees, Oldham, OL4 3NQ
£169,950

SEMI DETACHED HOUSE | TWO BEDROOMS | NO CHAIN | SUIT FIRSTTIME BUYER | FREEHOLD |

The house on Smith Street comprises of a porch, lounge, kitchen diner, two bedrooms, bathroom and WC and landing. The outside reveal a forecourt and attractive rear courtyard. Close to the Lees Village Centre which provides a range of local shops, bars and restaurants.

ACCOMMODATION

GROUND FLOOR

PORCH

LOUNGE

12'2" x 14'8" (3.72 x 4.49)



KITCHEN DINER

12'2" x 11'4" (3.73 x 3.46)



Single drainer, one and a half bowl, stainless steel, sink unit. Electric hob, oven and extractor. A range of wall and base units with worktops and splash back.

FIRST FLOOR

BEDROOM ONE

12'3" x 9'1" (3.75 x 2.79)



BEDROOM TWO

7'8" x 8'5" (2.35 x 2.59)



BATHROOM & WC

3'10" x 11'4" (1.18 x 3.46)



Three piece white suite, shower cubicle and shower, tiling.

LANDING

Loft access.

EXTERNALLY



Forecourt and enclosed court yard to rear.

SERVICES -

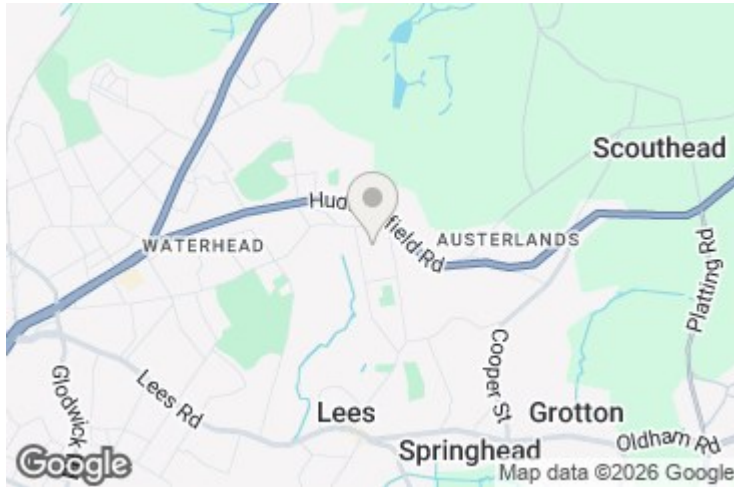
All main services are installed.

IMPORTANT NOTICE -

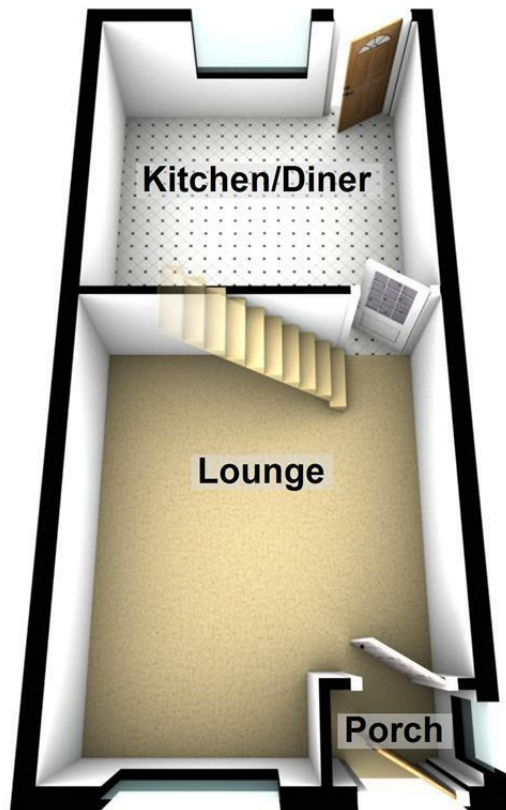
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

DISCLAIMER -

Wild & Griffiths themselves and the vendors/lessors of this property give notice that these particulars have been prepared in good faith having regard to the property misdescriptions act (1991). Measurements are intended for descriptive purposes only and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the information provided and condition of the property and no warranty is given by the vendor, their agents or any other person in their employment. The property is offered subject to contract and still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing.



Ground Floor



First Floor

