wild & griffiths
residential solutions

24 Warrington Street, Lees, Oldham, OL4 5AE

£125,000

STONE TERRACE | TWO BEDROOMS | NO CHAIN | VIEWING ADVISED | FURTHER POTENTIAL |
With the benefit of a new central heating boiler in 2025 and an electric test certificate, this two bedroom stone terrace comprises of a vestibule, lounge, kitchen, cellar room, two bedrooms, bathroom & WC and landing. In need of some cosmetic improvements, offering excellent potential. Viewing advised. Located close to the Village Centre which provides a range of local shops, bars and restaurants.

ACCOMMODATION

GROUND FLOOR

VESTIBULE

LOUNGE
11'9 x 13'5 (3.58m x 4.09m)

KITCHEN
11'9 x 8'8 (3.58m x 2.64m)

Single drainer, one and a half bowl, stainless steel, sink unit. A range of wall and base units.

CELLAR ROOM

FIRST FLOOR

BEDROOM ONE
11'9 x 13'5 (3.58m x 4.09m)

BEDROOM TWO
5'7 x 8'8 (1.70m x 2.64m)

BATHROOM & WC

Three piece white suite.

LANDING

EXTERNALLY

Enclosed courtyard to rear.

SERVICES -

All main services are installed.

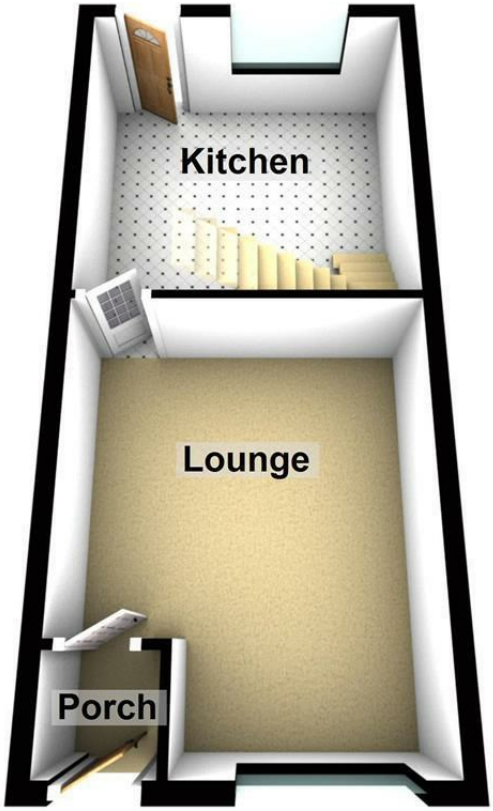
IMPORTANT NOTICE -

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.

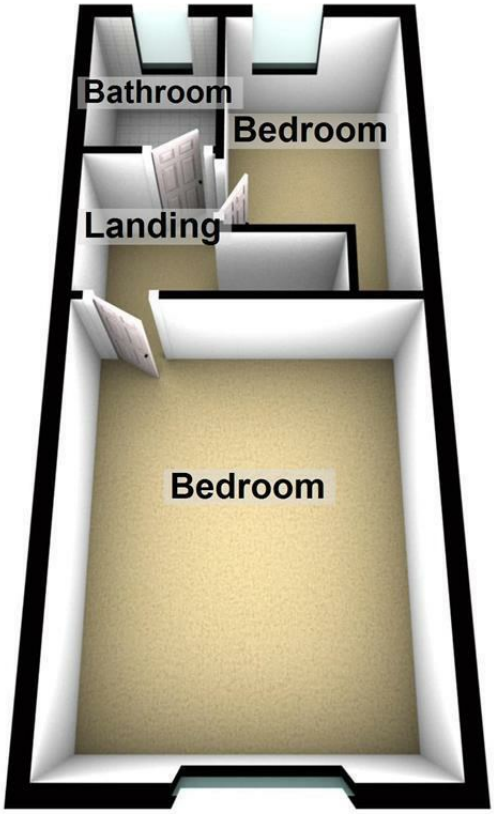
DISCLAIMER -

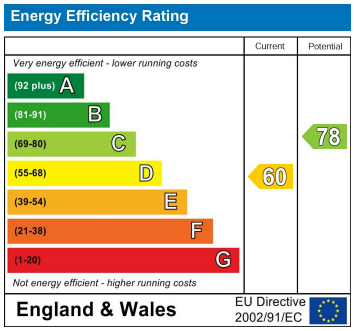
Wild & Griffiths themselves and the vendors/lessors of this property give notice that these particulars have been prepared in good faith having regard to the property misdescriptions act (1991). Measurements are intended for descriptive purposes only and are believed to be correct but any intending purchasers 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





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