



**10 Church Street, Lees, Oldham, OL4 5DB**  
**Offers Over £90,000**

**CASH OFFERS OVER £90,000 | FULL MODERNISATION REQUIRED | NO CHAIN | TWO BEDROOMS |**

The house on Church Street, Lees comprises of a vestibule, lounge, kitchen diner, two bedrooms, shower room and landing. There is an enclosed yard to the rear. Located close to the Village Centre which provides a range of local shops, bars and restaurants.



## ACCOMMODATION

### GROUND FLOOR

#### VESTIBULE

#### LOUNGE

13'7 x 12'8 (4.14m x 3.86m)



#### KITCHEN

13'7 x 9'8 (4.14m x 2.95m )



Basic range of units.

### FIRST FLOOR

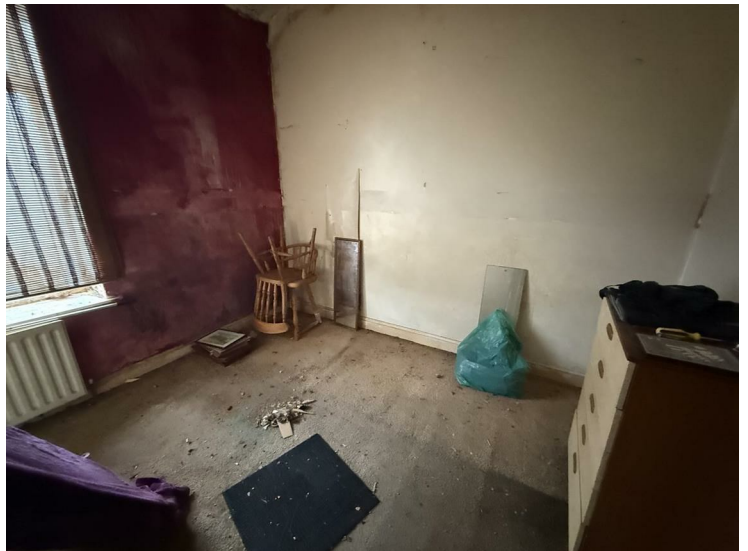
#### BEDROOM ONE

10'4 x 12'8 (3.15m x 3.86m)



#### BEDROOM TWO

7'3 x 9'7 (2.21m x 2.92m)



## SHOWER ROOM

4'2 x 6'7 (1.27m x 2.01m)



Shower cubicle, two piece suite.

## LANDING

### EXTERNALLY

Yard to rear.

### SERVICES -

All main services are installed.

### IMPORTANT NOTICE -

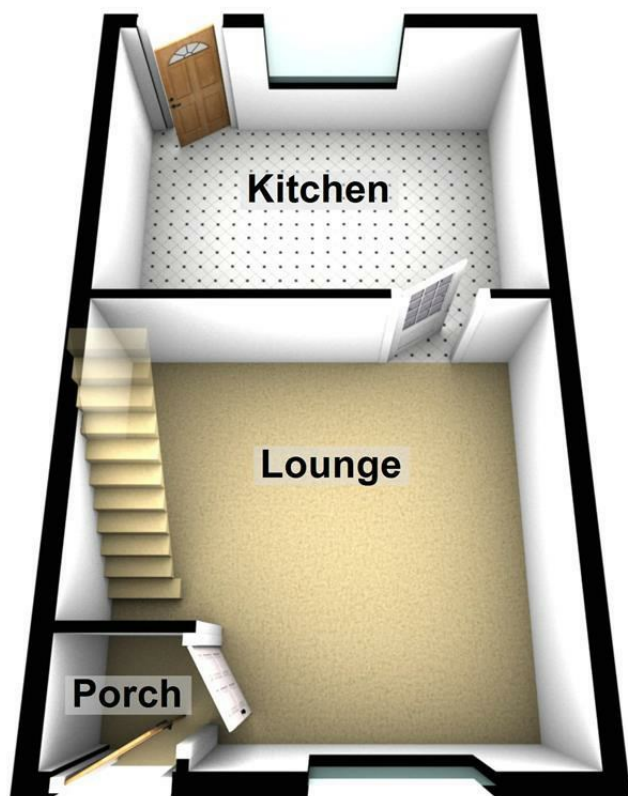
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

### DISCLAIMER -

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## Ground Floor



## First Floor

