



**151-153 St John Street, Lees, Oldham, OL4 3DR**  
**Offers In The Region Of £280,000**

DOUBLE FRONTED END TERRACE | THREE LARGE BEDROOMS | TWO RECEPTION ROOMS | PRIVATE REAR GARDEN & GARAGE | WELL PRESENTED | VIEWING ADVISED | CLOSE TO THE VILLAGE CENTRE |  
The house on St John Street comprises of an entrance hall, through lounge, dining room, kitchen, rear lobby, cloaks and WC, three bedrooms, bathroom & WC and landing. The outside provides a spacious, private rear garden and garage. Located close to the Village Centre of Lees which provides a range of local shops, bars and restaurants.



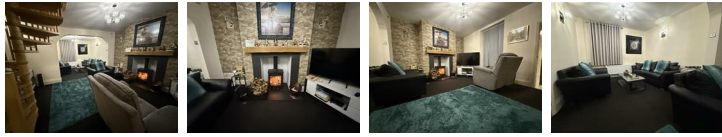
## ACCOMMODATION

### GROUND FLOOR

#### HALL

#### THROUGH LOUNGE

16 x 22'8 (4.88m x 6.91m)



#### DINING ROOM

10'2 x 22'4 (3.10m x 6.81m)



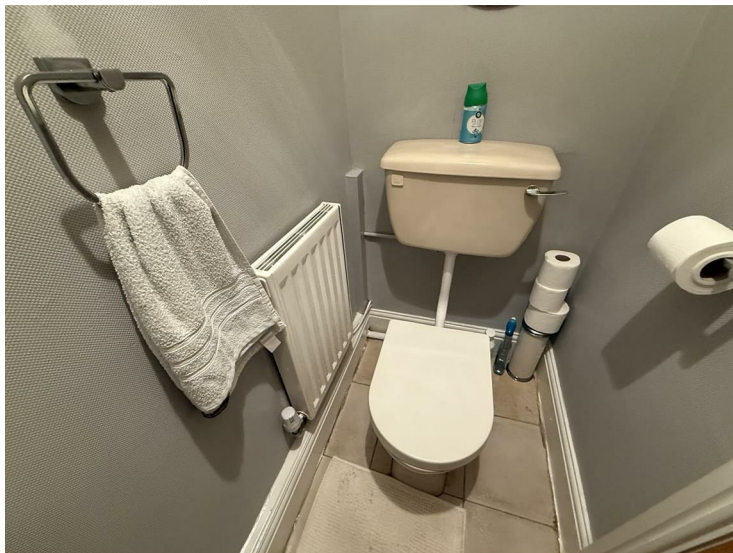
#### KITCHEN

16 x 13'2 (4.88m x 4.01m)



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

#### CLOAKS & WC



Two piece suite.

#### REAR LOBBY

#### FIRST FLOOR

#### BEDROOM ONE

13'8 x 11'9 (4.17m x 3.58m)



#### BEDROOM TWO

15'2 x 9'8 (4.62m x 2.95m)



#### BEDROOM THREE

8'7 x 12'7 (2.62m x 3.84m)



## BATHROOM & WC

8'2 x 9'2 (2.49m x 2.79m)



Three piece white suite, shower cubicle, fully tiled.

## LANDING



## EXTERNALLY



Large and private rear garden with patio areas and a garage.

## SERVICES -

All main services are installed.

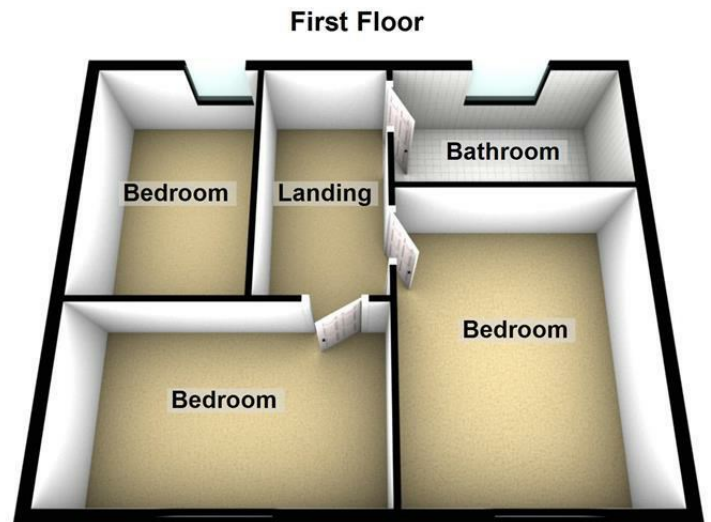
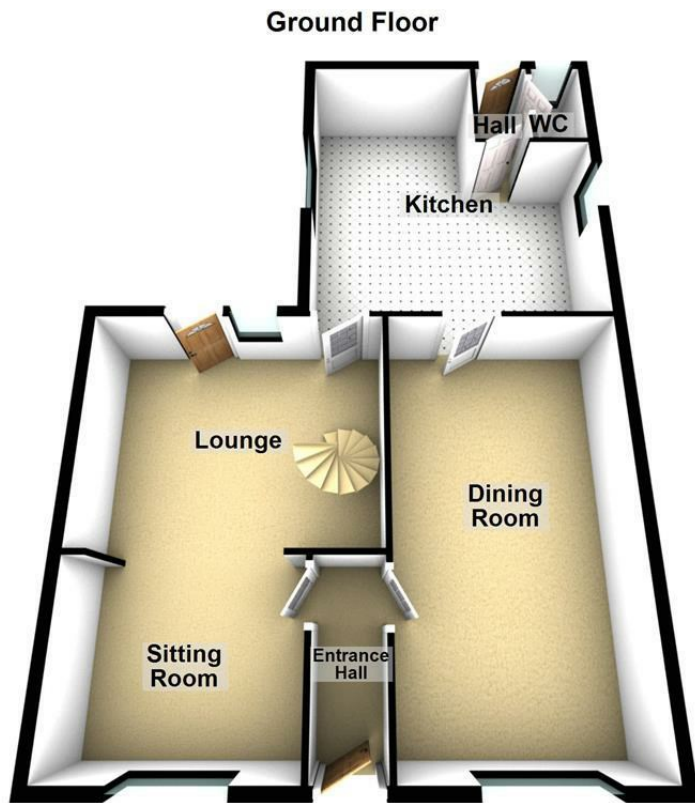
## IMPORTANT NOTICE -

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.





| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 63                      | 81        |
|   | EU Directive 2002/91/EC |           |