



**15 Redwood Lane, Lees, Oldham, OL4 3JT**  
**£249,000**

SEMI DETACHED | TWO LOUNGES | THREE BEDROOMS | GARAGE & UTILITY ROOM | NO CHAIN |

The house on Redwood Lane comprises of an entrance hall, I-shaped lounge and dining area, rear lounge, kitchen, three bedrooms, shower room and landing. The outside reveals a front garden, driveway leading to the garage which extends the length of the house with a utility room at the rear and a private rear garden with a patio area. New boiler installed. Located close to the Village Centre of Lees which provides a range of local shops, bars and restaurants.

## ACCOMMODATION

### GROUND FLOOR

#### HALL

#### L-SHAPED LOUNGE & DINING AREA

13'10 x 24 (4.22m x 7.32m)



#### REAR LOUNGE

14 x 11'8 (4.27m x 3.56m)



#### KITCHEN

7'5 x 10'7 (2.26m x 3.23m)

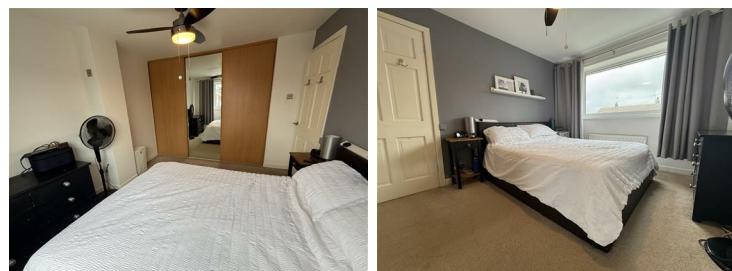


Single drainer, stainless steel, sink unit. Range cooker. Wall and base units with worktops and splash back tiling.

### FIRST FLOOR

#### BEDROOM ONE

10 x 11'6 (3.05m x 3.51m)



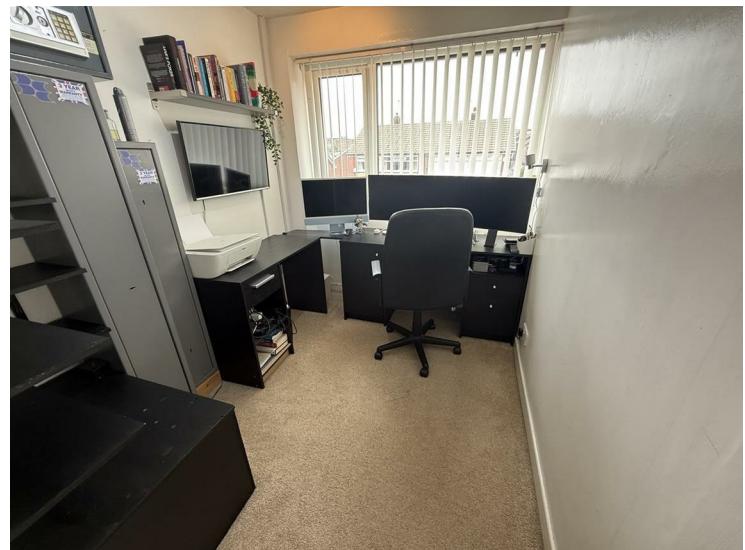
#### BEDROOM TWO

10 x 10'9 (3.05m x 3.28m)



#### BEDROOM THREE

7'7 x 7'10 (2.31m x 2.39m)



#### SHOWER ROOM

7'5 x 6'6 (2.26m x 20.12m)



Walk in shower cubicle, two piece white suite, tiling.

### LANDING

## GARAGE & UTILITY ROOM



## EXTERNALLY



Front garden and driveway leading to the garage. The garage runs the length of the house and has a utility area at the rear. The rear garden is private with a patio area.

## SERVICES -

All main services are installed.

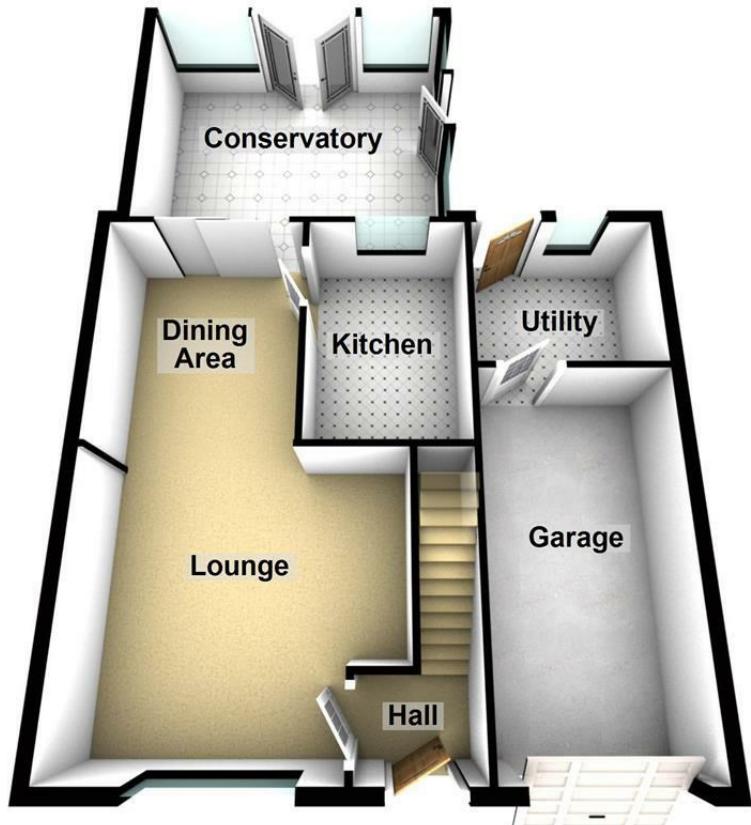
## IMPORTANT NOTICE -

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.

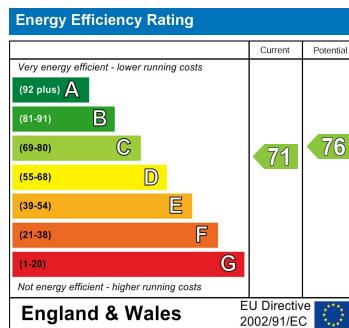
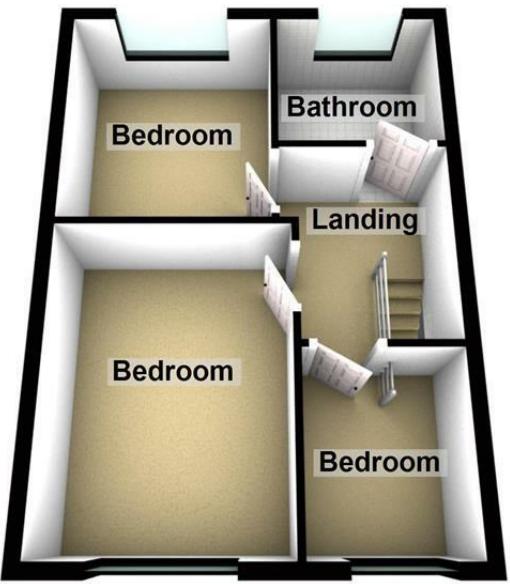
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### Ground Floor



### First Floor



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