



**18 Sloane Avenue, Lees, Oldham, OL4 3NZ**  
**Offers In The Region Of £280,000**

Located in a quiet cul-de-sac in the highly regarded Upper Lees area close to the Austerlands border. Spacious 3 bedroom semi detached dormer bungalow in a quiet Cul-De-Sac with large gardens, driveway and garage. Highly desirable upper Lees location. The property is presented in turnkey condition and ready to move in to.

A beautifully renovated and well maintained 3 bedrooms all double semi detached dormer bungalow, positioned in a quiet cul-de-sac ideal for a range of buyers. The property offers modern comfort, versatile living space and generous gardens.

UPVC Double Glazing, fully serviced boiler, consumer unit upgraded 2025, mains smoke alarms 2024 loft conversion 2024 building regulations compliant, new fencing at the back of the rear garden.

Located in the sought after upper Lees area close to the Saddleworth Villages and Strinesdale Nature Reserve, with access to scenic countryside walks and far reaching views. Conveniently placed for Lees Village, Oldham Town Centre and excellent transport links, including the Metro Link providing direct access to Manchester city centre (40 mins) and motorway network.

## ACCOMMODATION

### ENTRANCE PORCH

Spacious Porch with ample areas for coats and shoes. Newly fitted flooring.

### LOUNGE

14'11" x 17'5" (4.56 x 5.32)



Spacious and light-filled, featuring an inset electric fireplace with mood lighting (Housing Units) recently fitted carpet and large understairs storage cupboard.

### KITCHEN

13'10" x 8'0" (4.22 x 2.46)



Contemporary kitchen with ample storage, inset oven, gas hob, filtered water tap, space for appliances and room for a family dining table.

### BATHROOM & WC

5'7" x 5'9" (1.72 x 1.76)



White modern three piece suite with a shower over the bath, neutral tiling, chrome vertical radiator and newly fitted flooring.

### MASTER BEDROOM

9'0" x 14'4" (2.75 x 4.39)



First floor. Generous master bedroom with built in eaves storage/wardrobe area and additional cupboard.

### BEDROOM TWO

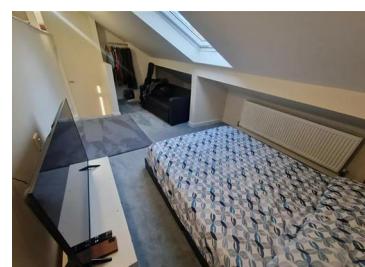
7'8" x 8'11" (2.34 x 2.73)



Comfortable double with newly fitted carpet

### BEDROOM THREE

9'3" x 17'5" (2.82 x 5.32)



Loft conversion. Spacious double with velux window overlooking rear garden, ample storage areas

## EXTERNALLY



Front, recently re-turfed lawn with border planting. Large driveway provides parking for multiple cars and leads to a detached garage with power, lighting and rear access. Rear, private well designed garden with a large patio, leading to a two tier lawn offering plenty of space for relaxing and entertaining.

## SERVICES -

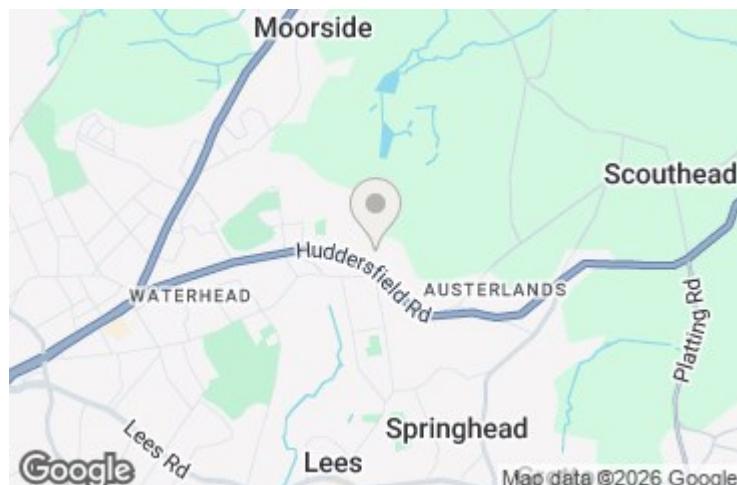
All main services are installed.

## IMPORTANT NOTICE -

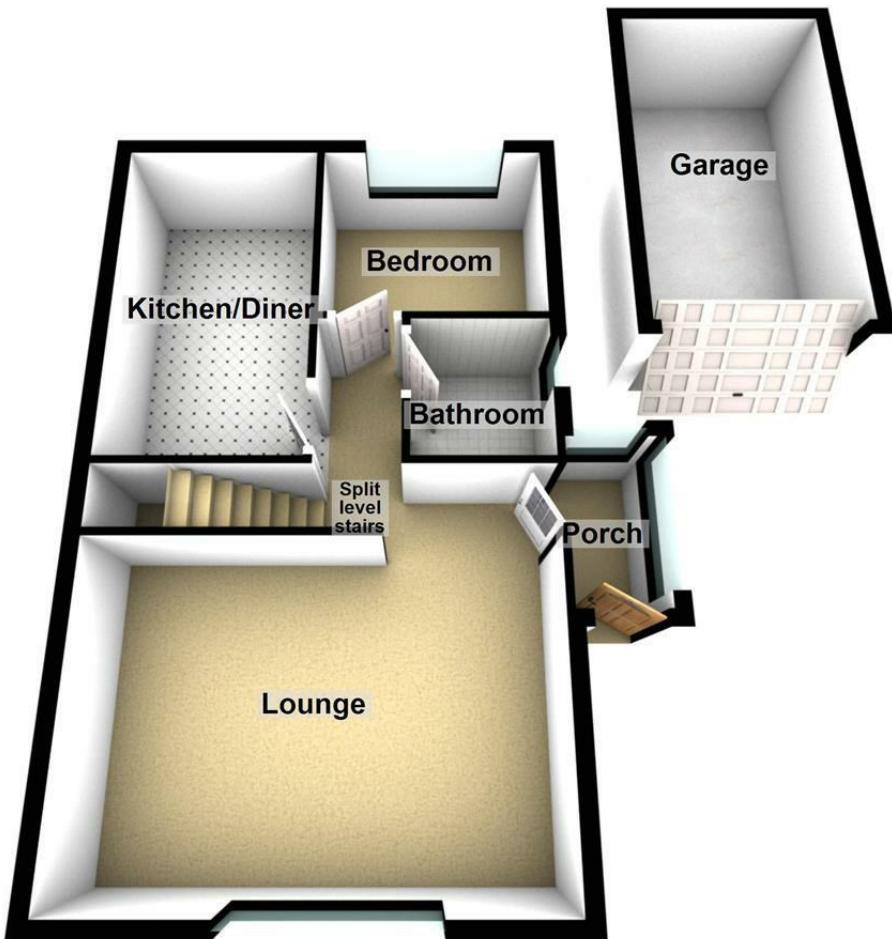
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

## DISCLAIMER -

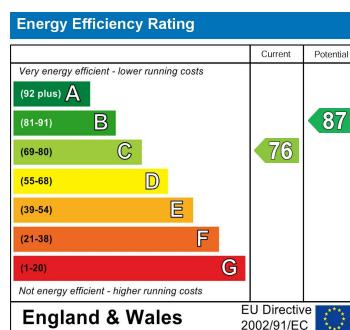
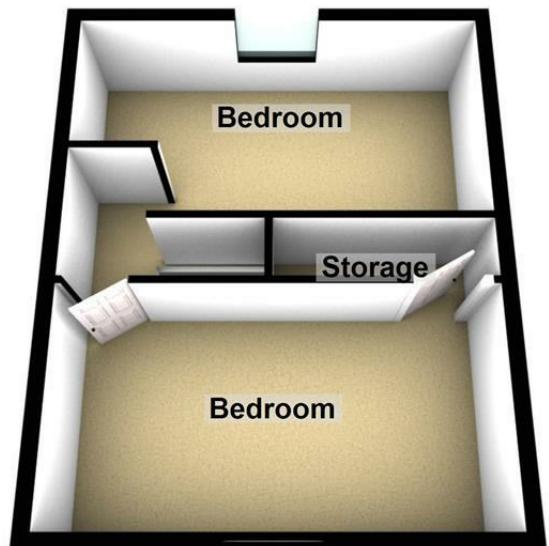
Wild & Griffiths themselves and the vendors/lessors of this property give notice that these particulars have been prepared in good faith having regard to the property misdescriptions act (1991). Measurements are intended for descriptive purposes only and are believed to be correct but any intending purchasers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



90 High Street, Lees, Oldham, OL4 5AA

T: 0161 626 3471

E: [info@wildandgriffiths.co.uk](mailto:info@wildandgriffiths.co.uk)

[www.wildandgriffiths.co.uk](http://www.wildandgriffiths.co.uk)

**wild & griffiths**  
residential solutions