



**158 Stamford Road, Lees, Oldham, OL4 3ND**  
**£280,000**

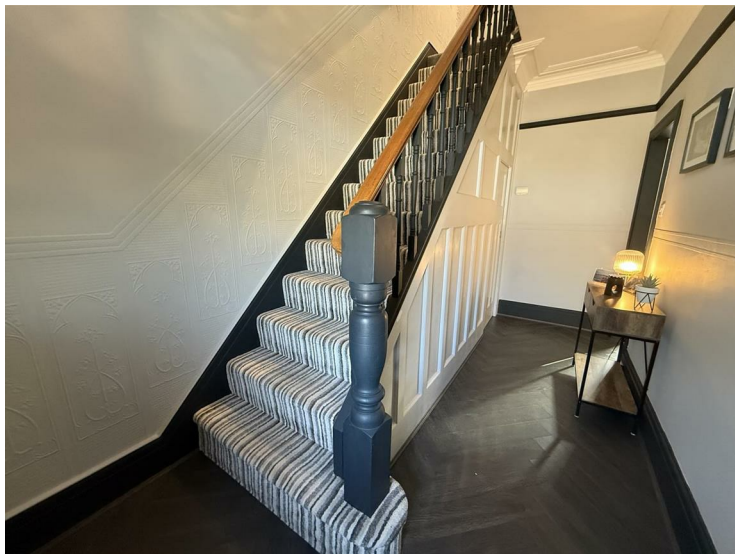
**ELEVATED SUPERIOR TERRACE | FOUR BEDROOMS | TWO RECEPTION ROOMS | LARGE GARDEN |**

The property on Stamford Road is beautifully maintained, having the benefit of a loft conversion to Building Regulation approval. Viewing comes highly recommended. Briefly comprising of an entrance hall, lounge, dining area, kitchen, two first floor bedrooms, office, shower room, landing and two second floor bedrooms. The outside reveals a front garden, rear courtyard, a further garden area on the other side of the lane and parking. Within walking distance of the Lees Village Centre which provides a range of local shops, bars and restaurants. Freehold property.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL



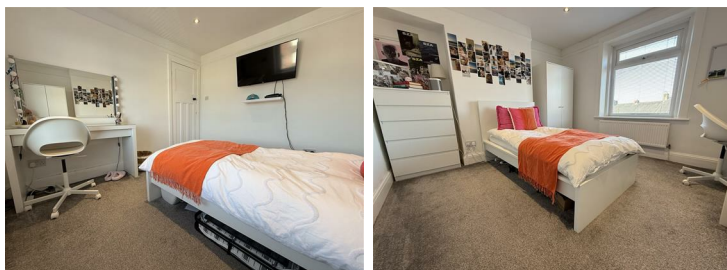
#### BEDROOM ONE

10'2 x 13 (3.10m x 3.96m)



#### BEDROOM TWO

11'4 x 11 (3.45m x 3.35m)



#### LOUNGE

11;4 x 10'10 (3.35m;1.22m x 3.30m)



#### OFFICE

6'4 x 7'2 (1.93m x 2.18m)



#### DINING AREA

11'4 x 12'10 (3.45m x 3.91m)



#### KITCHEN

6'10 x 9 (2.08m x 2.74m)

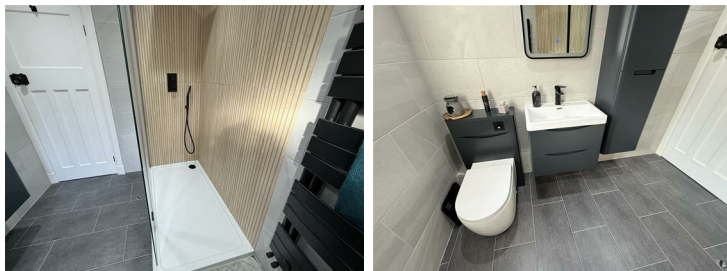


Single drainer, stainless steel, sink unit. Gas hob, electric oven and extractor. A range of wall and base units with worktops and splash back tiling.

### FIRST FLOOR

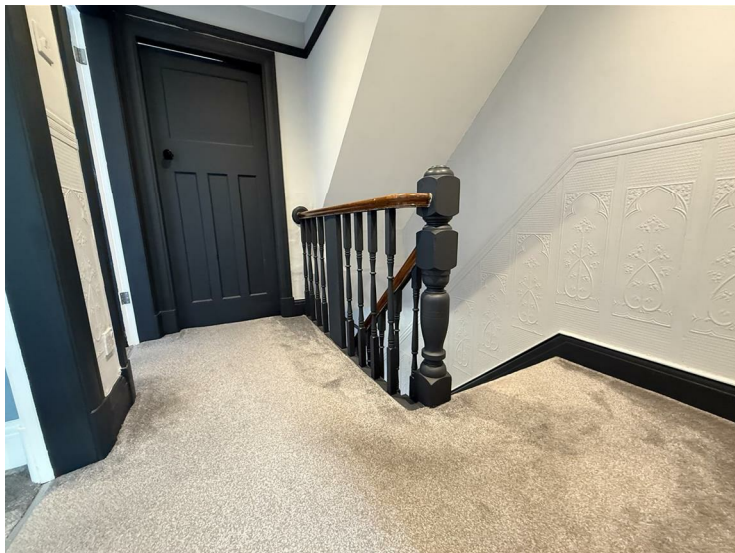
#### SHOWER ROOM

6'9 x 8'1 (2.06m x 2.46m)



Walk in shower, two piece white suite, fully tiled.

## LANDING



## LANDING



## SECOND FLOOR

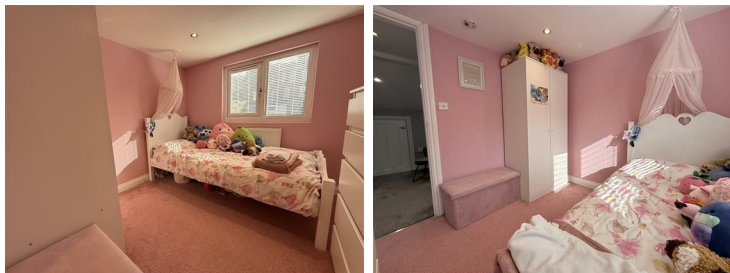
### BEDROOM

7'10 x 16'4 (2.39m x 4.98m)



### BEDROOM

8'2 x 8'3 (2.49m x 2.51m)



## EXTERNALLY



Front garden, rear courtyard, large garden area over the lane and parking.

### SERVICES -

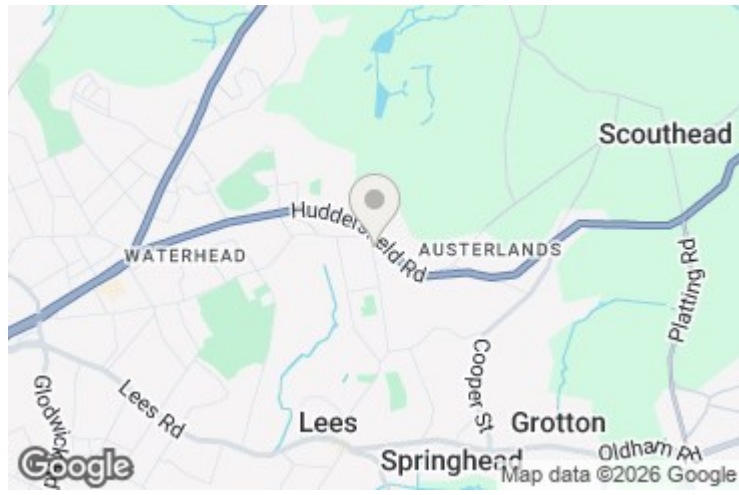
All main services are installed.

### IMPORTANT NOTICE -

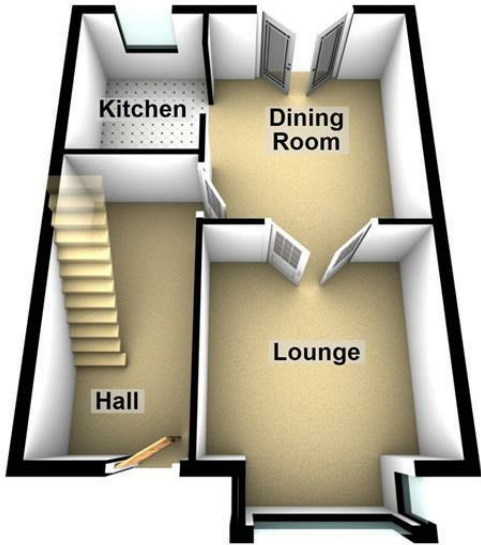
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

### DISCLAIMER -

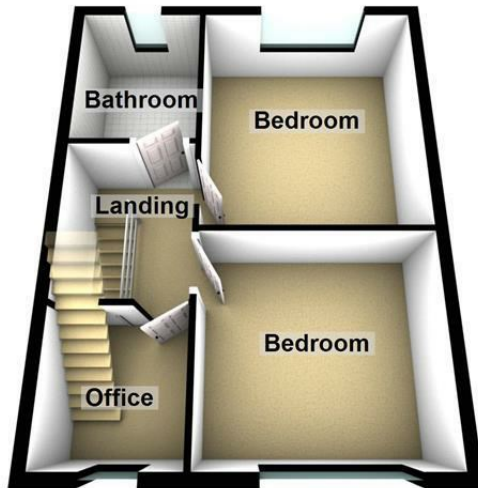
Wild & Griffiths themselves and the vendors/lessors of this property give notice that these particulars have been prepared in good faith having regard to the property misdescriptions act (1991). Measurements are intended for descriptive purposes only and are believed to be correct but any intending purchasers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



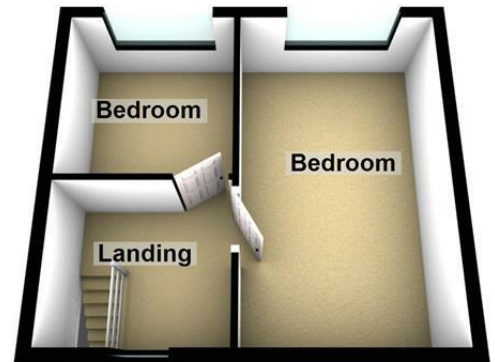
Ground Floor



First Floor



Second Floor



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>	74	87
	EU Directive 2002/91/EC	