wild & griffiths
residential solutions



4 Lees Grove, Salem, Oldham, OL4 5LG

Offers Over £200,000

SEMI DETACHED | CUL-DE-SAC | THREE BEDROOMS | NO CHAIN | VIEIWNG ADVISED | FREEHOLD |
The house on Lees Grove comprises of an entrance porch, lounge, kitchen diner, three bedrooms, shower room and landing. The outside reveals a front garden, side driveway and rear garden. Located in a convenient and quiet location location close to the Lees Village Centre which provides a range of local shops, bars and restaurants.

ACCOMMODATION

GROUND FLOOR

LOUNGE
14'2" x 12'11" (4.33 x 3.96)




KITCHEN DINER
13'7" x 7'9" (4.16 x 2.37)




Single drainer, stainless steel, sink unit. Gas hob, electric oven and grill. A range of wall and base units.

FIRST FLOOR

BEDROOM ONE
7'6" x 12'11" (2.29 x 3.96)




BEDROOM TWO
7'4" x 8'1" (2.26 x 2.47)



BEDROOM THREE
6'9 x 10'2 (2.06m x 3.10m)

SHOWER ROOM
4'8 x 6'1 (1.42m x 1.85m)




Shower cubicle, two piece white suite, tiling.

LANDING

EXTERNALLY



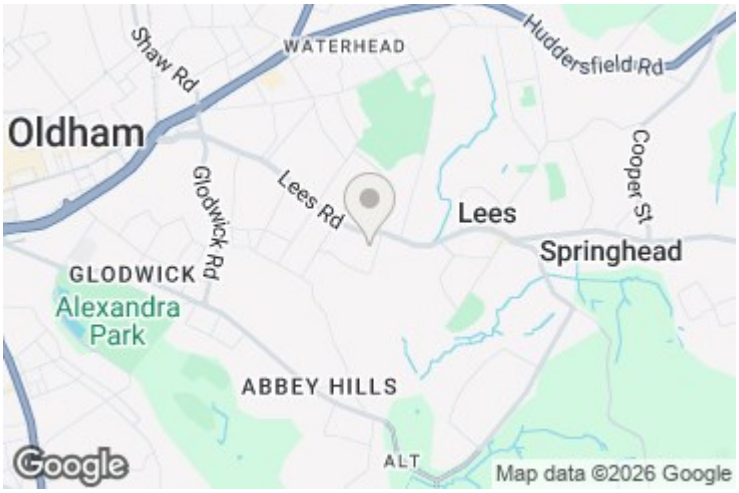

Front garden, side driveway and rear garden.

SERVICES -
All main services are installed.

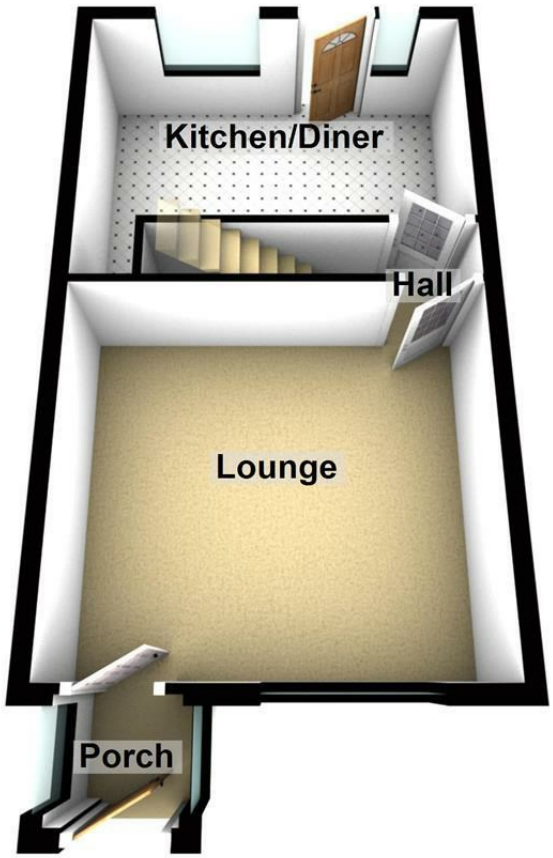
IMPORTANT NOTICE -
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

DISCLAIMER -
Wild & Griffiths themselves and the vendors/lessors of this

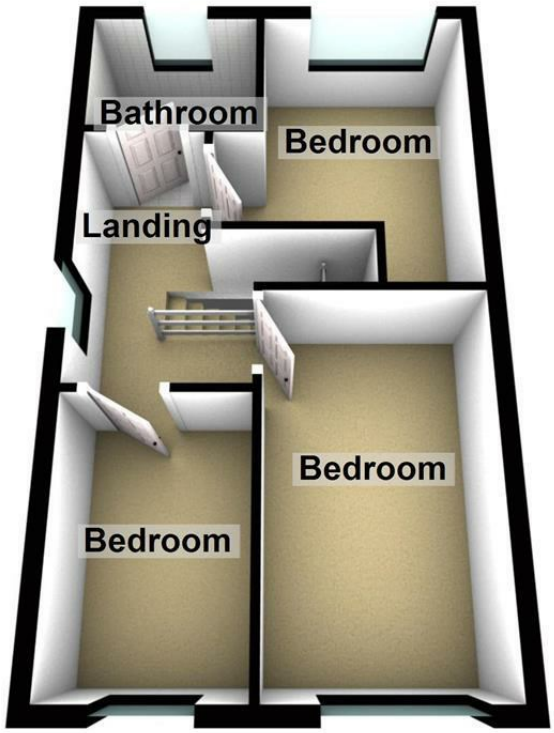
property give notice that these particulars have been prepared in good faith having regard to the property misdescriptions act (1991). Measurements are intended for descriptive purposes only and are believed to be correct but any intending purchasers should not rely on them as statements or representations 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.

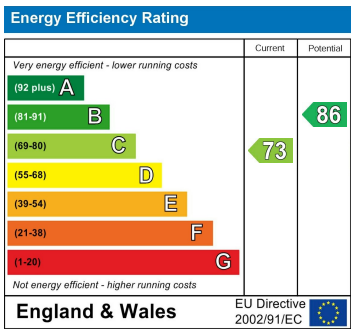


Ground Floor



First Floor





90 High Street, Lees, Oldham, OL4 5AA
T: 0161 626 3471
E: info@wildandgriffiths.co.uk
www.wildandgriffiths.co.uk

wild & griffiths
residential solutions