

ALISTAIR STEVENS

ESTATE & LETTING AGENTS



Offers Over £110,000

432 Lees Road, Oldham, OL4 5EY

- Traditional Garden Fronted Terrace
- Lounge, Separate Dining/Sitting Room
- Kitchen
- Two Large Double Bedrooms
- Spacious Bathroom/WC
- New Central Heating System, Double Glazed
- Garden Areas to Front & Rear
- Some Cosmetic Updating Required
- NO CHAIN INVOLVED.
- VIEWING ESSENTIAL. EPC E.

This traditional, extremely spacious garden fronted terraced property has living accommodation that comprises briefly of Entrance vestibule, Entrance hall, Lounge, separate Dining room and Kitchen. To the first floor there are two large double Bedrooms and Bathroom/wc. Outside there is a generous enclosed garden area to the rear and an elevated garden forecourt. This property has been partially modernised with the installation of a new central heating system, roof overhaul as well as electrical updating with certificate, some further updating would be beneficial . The property is situated in a convenient and popular, residential area with easy access to Oldham centre, well regarded local schools and amenities, excellent public transport links as well as the north west motorway network and is offered for sale with vacant possession and therefore NO CHAIN INVOLVED. NOT TO BE MISSED.

Accommodation

Entrance: UPVC double glazed front door opening into the entrance vestibule and hallway with coving and staircase leading to the first floor.

Lounge front: 12'4 x 12'3 With central heating radiator and double glazed window to the front.



Dining/Sitting room rear: 13'4 x 13 With central heating radiator and double glazed window to the rear.

Kitchen rear: 10'11 x 8'7 With basic kitchen units, worksurface, sink unit, plumbed for automatic washing machine, under stairs storage cupboard, double glazed window to the rear and door to the side.



First floor

Landing.



Bedroom one front: 12'3 x 16'2 Large double bedroom with central heating radiator and double glazed window.

Bedroom two rear: 13'4 x 10'6 Second large double bedroom with central heating radiator and double glazed window to the rear.

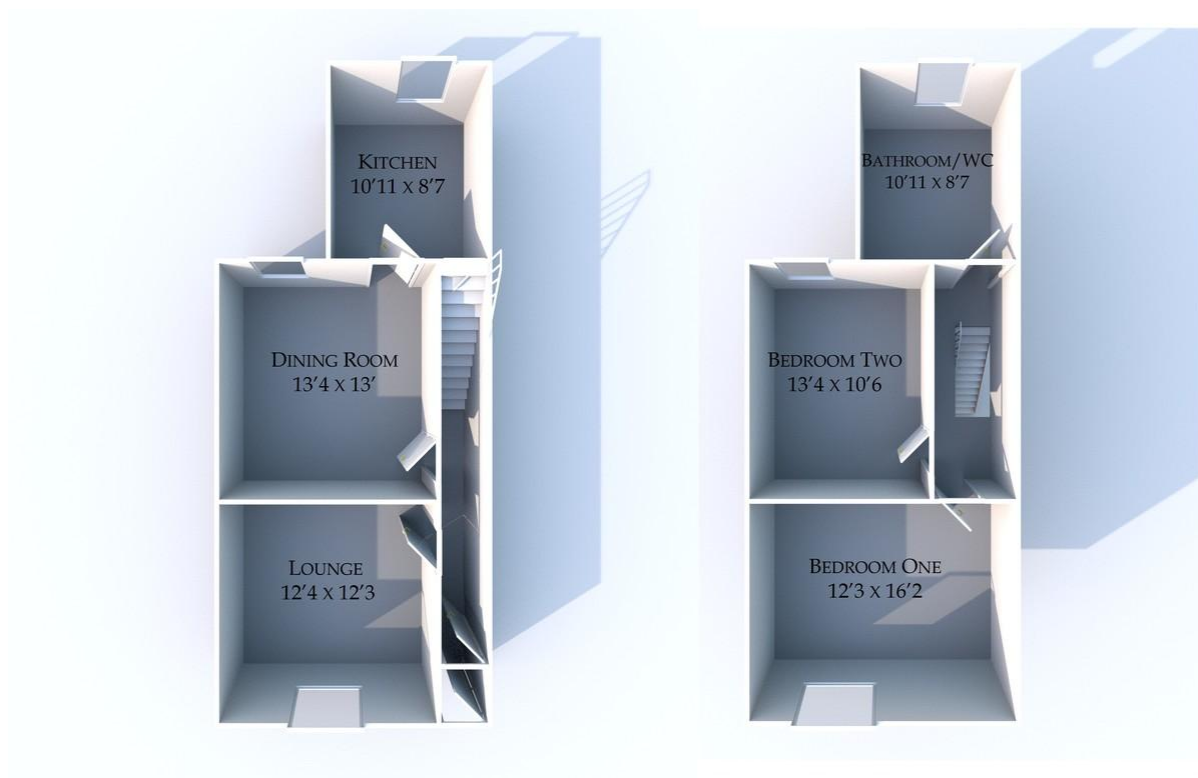


Bathroom/wc: 10'11 x 8'7 Spacious area with basic three piece suite, airing/ storage cupboard, heated chrome towel rail, double glazed window to the rear.



Outside: To the front there is an elevated garden forecourt with boundary walls whilst to the rear there is a spacious, enclosed garden area with boundary walls and fencing.





Address:

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SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

DISCLAIMER: Whilst we endeavor to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property.