



34 Sunny Bank, Lees, Oldham, OL4 5BS
Offers In The Region Of £190,000

LARGE STONE COTTAGE | TWO RECEPTION ROOMS | TWO DOUBLE BEDROOMS | NO CHAIN |

The property on Sunny Bank comprises of a vestibule, lounge, rear lounge, kitchen, two bedrooms, shower room and landing. The outside offers a forecourt garden and enclosed court yard to rear. Situated within walking distance of the Lees Village Centre which provides a range of local shops, bars and restaurants. **VIEWING RECOMMENDED.**

ACCOMMODATION

GROUND FLOOR

VESTIBULE

LOUNGE

14'6" x 14'7" (4.44 x 4.47)



REAR LOUNGE

11'1" x 13'10" (3.38 x 4.24)



KITCHEN

5'11" x 10'7" (1.82 x 3.23)



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

UTILITY/STORE ROOM

6'0" x 10'4" (1.83 x 3.16)



FIRST FLOOR

BEDROOM ONE

14'6" x 14'7" (4.44 x 4.46)



BEDROOM TWO

7'8" x 13'9" (2.34 x 4.21)



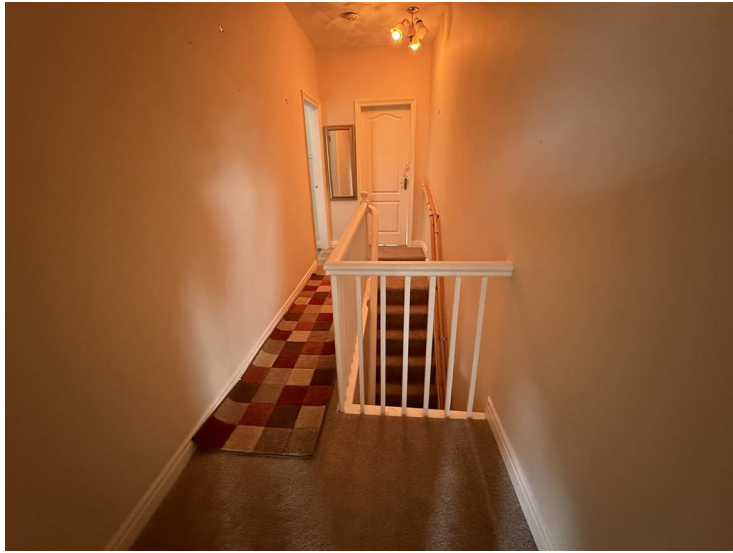
SHOWER ROOM

6'1" x 10'7" (1.86 x 3.24)

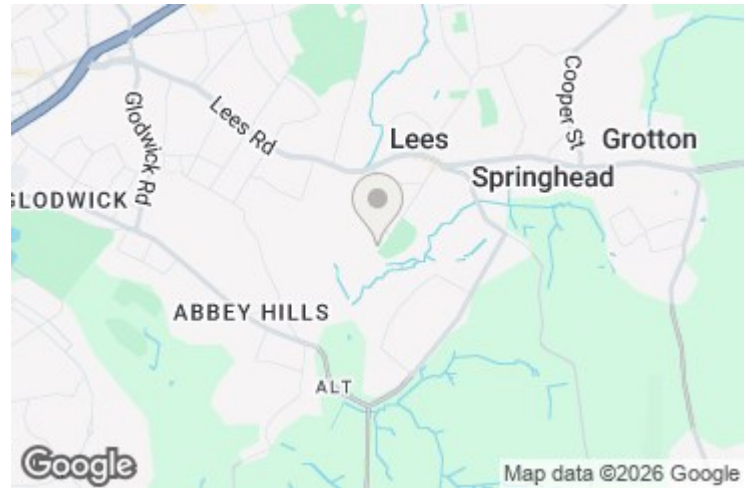


Shower cubicle, two piece white suite.

LANDING



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.



EXTERNALLY



Forecourt garden, enclosed court yard to rear with 2 brick stores.

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

