



**85 Spring Lane, Lees, Oldham, OL4 5AZ**  
**Offers In The Region Of £210,000**

**BAY WINDOWED TERRACE | KITCHEN EXTENSION | TWO BEDROOMS | REAR GARDEN | NO CHAIN |**

The house on Spring Lane comprises of an entrance hall, lounge, dining area, kitchen, two bedrooms, bathroom & WC and landing. The outside provides a forecourt garden and a rear garden with a patio area. **VIEWING COMES HIGHLY RECOMMENDED.** Located close to the Lees Village Centre which provides a range of local shops, bars and restaurants.



## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

#### LOUNGE

11'6 x 20'7 (3.51m x 6.27m)



#### DINNING ROOM

7'4 x 11'3 (2.24m x 3.43m)



#### KITCHEN

16'11 x 7'7 (5.16m x 2.31m)



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

## FIRST FLOOR

### BEDROOM ONE

17'5 x 9'8 (5.31m x 2.95m)



To the front.

### BEDROOM TWO

11'8 8'8 (3.56m x 2.64m)



To rear.

### BATHROOM & WC

8'1 x 5'5 (2.46m x 1.65m)



Three piece white suite, shower over the bath, shower screen, fully tiled.

### LANDING

## EXTERNALLY



Forecourt garden, rear garden with a patio area.

## 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.

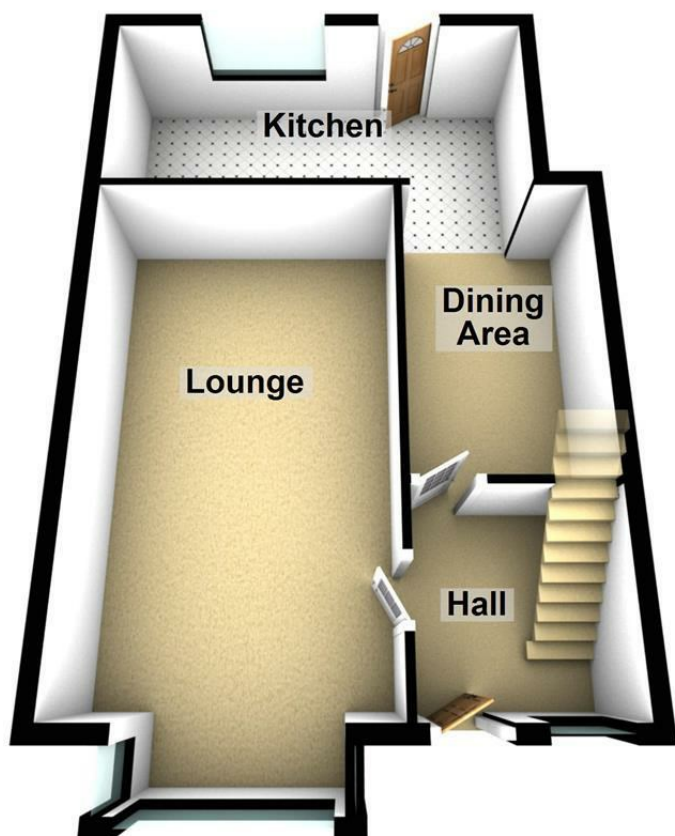
## DISCLAIMER -

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.

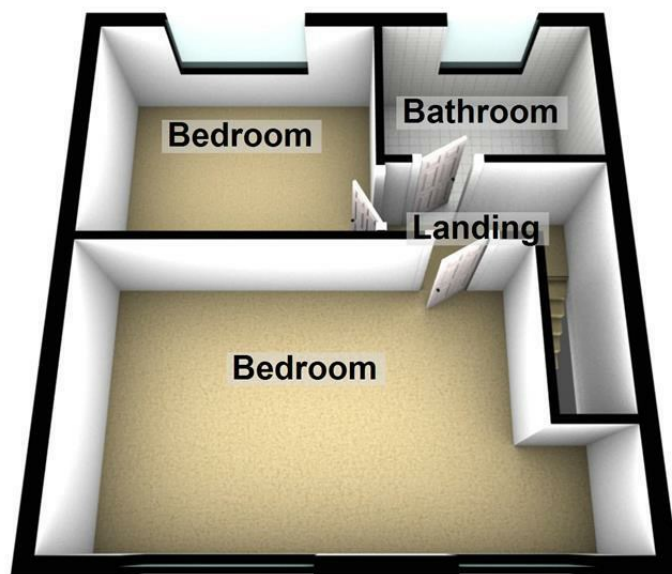




## Ground Floor



## First Floor



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>	65	80
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	