



**4 Atherton Street, Lees, Oldham, OL4 5BH**

**£140,000**

END STONE TERRACE | TWO BEDROOMS | IDEAL FOR A FTB | VILLAGE LOCATION | VIEWING ADVISED |

The house on Atherton Street comprises of a vestibule, lounge, kitchen diner, two bedrooms, bathroom and landing. There is a small sitting out area off the back door with views over a communal garden. Located close to the Lees Village Centre which provides a range of local shops, bars and restaurants.

## ACCOMMODATION

### GROUND FLOOR

#### VESTIBULE

#### LOUNGE

13'5 x 12'6 (4.09m x 3.81m)



#### KITCHEN

10 x 9 (3.05m x 2.74m)



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

### FIRST FLOOR

#### BEDROOM ONE

13'6 x 12'6 (4.11m x 3.81m)



#### BEDROOM TWO

7'1 x 8'10 (2.16m x 2.69m)

#### BATHROOM & WC

5'1 x 4'9 (1.55m x 1.45m)



Three piece white suite, shower over the bath, tiling.

#### LANDING

## EXTERNALLY



Small sitting out area off the back door.

## SERVICES -

All main services are installed.

## IMPORTANT NOTICE -

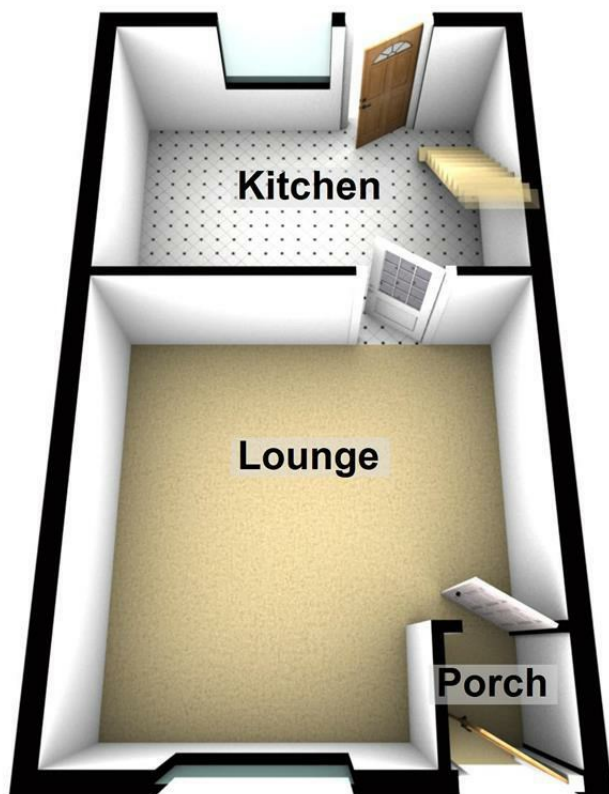
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

## 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

