



59 Thomas Street, Lees, Oldham, OL4 5BU
Offers In The Region Of £169,950

STONE TERRACE | LOVELY REAR GARDEN | TWO BEDROOMS | IDEAL FIRST PURCHASE | VIEWING ADVISED| The property on Thomas Street comprises of vestibule, lounge, kitchen, two bedrooms, bathroom & WC and landing. The outside reveals a forecourt garden and private rear garden with a decked patio area, artificial grass and a shed. Located close to the Lees Village Centre which provides a range of local shops, bars and restaurants.

ACCOMMODATION

GROUND FLOOR

VESTIBULE

LOUNGE

13'6 x 13'5 (4.11m x 4.09m)



KITCHEN DINER

13'6 10'9 (4.11m 3.28m)



Single drainer, sink unit. Gas hob and electric oven . A range of wall and base units with worktops and splash back tiling.

FIRST FLOOR

BEDROOM ONE

13'6 x 10'9 (4.11m x 3.28m)



To the front. walk in storage cupboard.

BEDROOM TWO

7'0 x 10'7 (2.13m x 3.23m)



To rear.

BATHROOM & WC

5'9 x 5'2 (1.75m x 1.57m)



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

LANDING

Loft access to a boarded loft.

EXTERNALLY



Forecourt garden, private rear garden with a decked patio area, artificial grass and shed.

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.

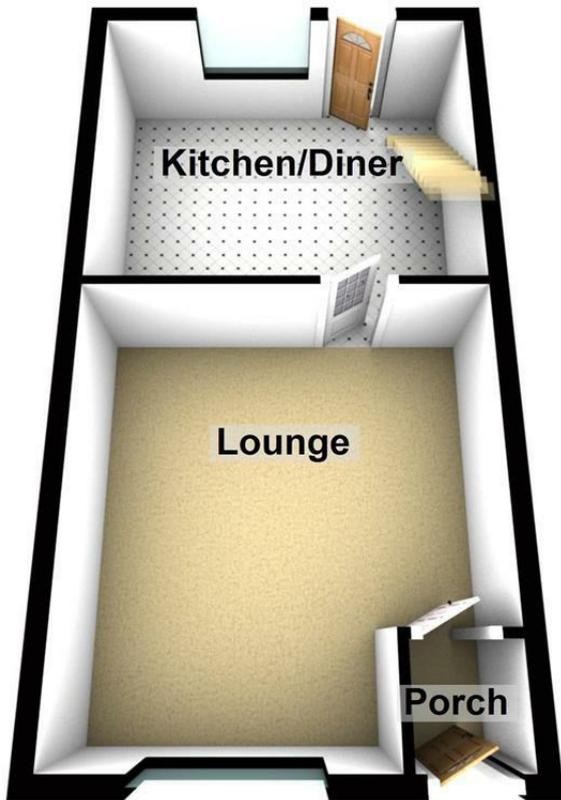
DISCLAIMER -

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

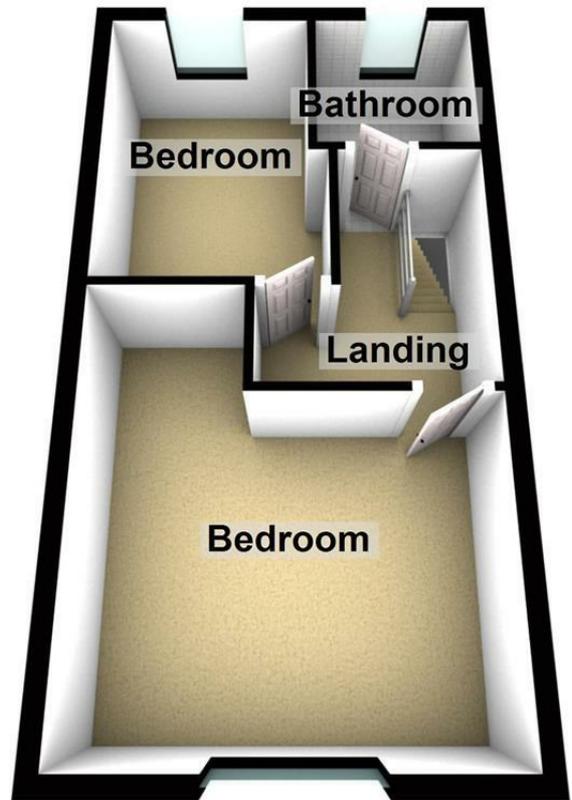
(1991). Measurements are intended for descriptive purposes only and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the information provided and condition 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	