



11 Woodside Close, Lees, Oldham, OL4 3AA
£279,000

EXTENDED SEMI DETACHED | OPEN PLAN GROUND FLOOR | BEAUTIFULLY MAINTAINED | THREE BEDROOMS | TWO BATH/SHOWER ROOMS | IDEAL FOR A FAMILY | FREEHOLD | NO CHAIN |

The house on Woodside Close comprises of an entrance hall, through lounge and dining area, rear lounge, kitchen, three bedrooms, the master with an en-suite shower room and a family bathroom. The outside reveals a front garden and driveway leading to an integral garage and a side passageway to the rear garden which is private with a paved patio, decked patio and a hot tub. Located close to the Lees Village Centre which provides a range of local shops, bars and restaurants.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

THROUGH LOUNGE & DINING AREA

10'4" x 22'9" (3.16 x 6.95)



REAR LOUNGE

10'4" x 11'11" (3.16 x 3.64)



KITCHEN

9'4" x 10'9" (2.85 x 3.28)



Single drainer, one and half bowl, polycarbonate, sink unit. Gas hob, electric oven, grill and extractor. Integrated fridge, freezer, washing machine and dishwasher. A range of wall and base units with worktops and splash back.

FIRST FLOOR

BEDROOM ONE

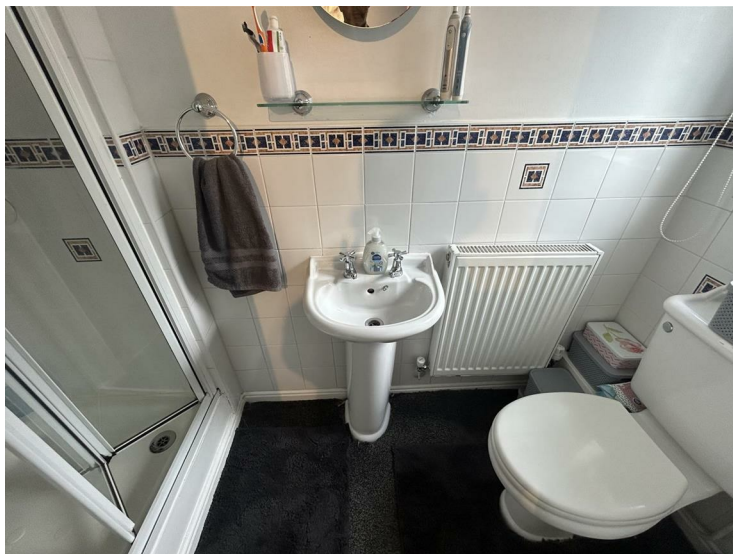
9'9" x 10'10" (2.99 x 3.32)



Fitted robes.

EN-SUITE SHOWER ROOM

2'5" x 7'6" (0.75 x 2.29)



Shower cubicle, two piece white suite.

BEDROOM TWO

9'2" x 9'5" (2.80 x 2.88)



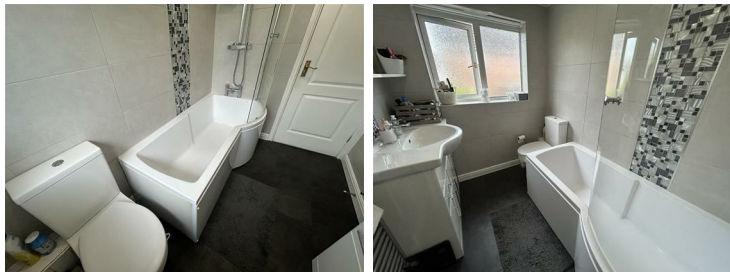
BEDROOM THREE

9'3" x 8'2" (2.83 x 2.49)



BATHROOM & WC

5'3" x 7'4" (1.62 x 2.26)



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

LANDING

EXTERNALLY



Front garden and driveway leading to an integral garage. There is a side passageway leading to a private rear garden with a decked patio and paved patio and hot tub.

SERVICES -

All main services are installed.

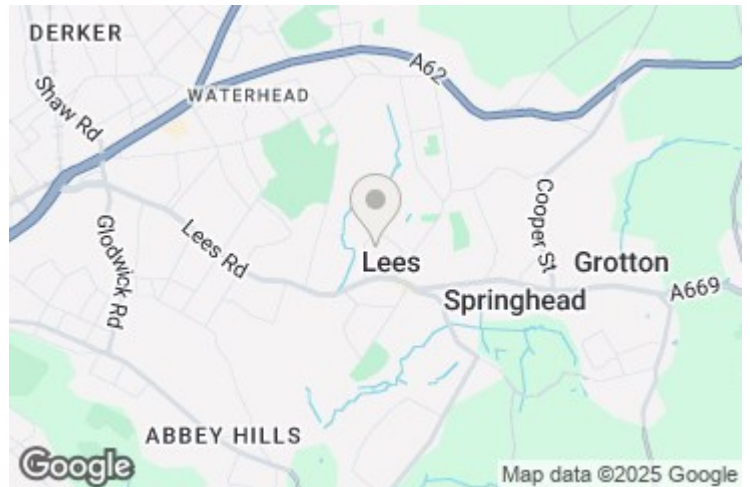
IMPORTANT NOTICE -

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.

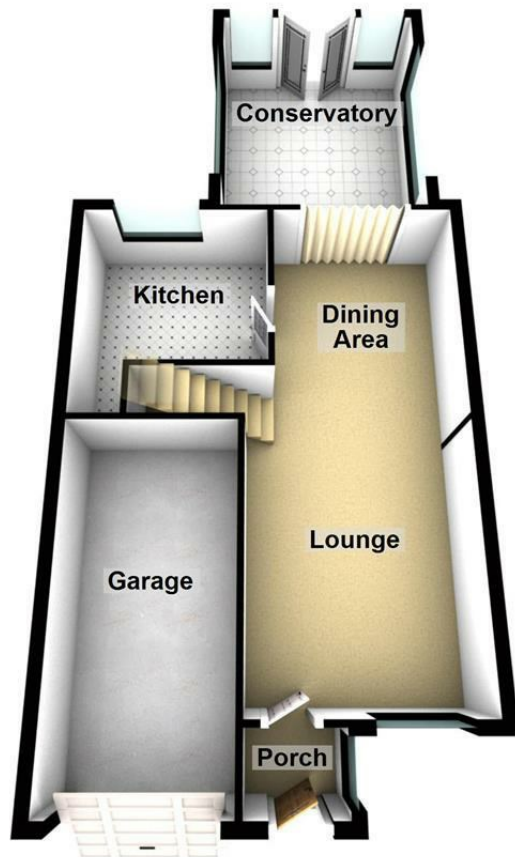
DISCLAIMER -

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

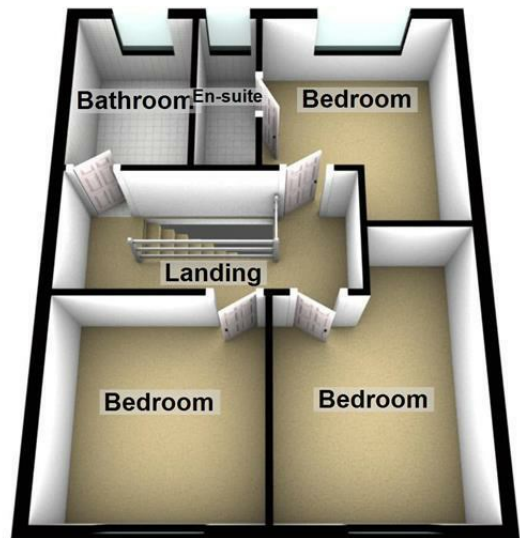
only and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the information provided and condition of the property and no warranty is given by the vendor, 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) A		84
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 